



Church Lane

Little Leighs, Chelmsford, CM3 1PQ

Guide Price £300,000

Freehold
Tax Band: C



Boasting NO ONWARD CHAIN and offering an UNOVERLOOKED & generously-sized rear garden, plenty of ORIGINAL CHARACTER FEATURES throughout and a detached GARAGE with parking for 2-3 vehicles is this two DOUBLE bedroom mid-terrace cottage. Benefiting from a cosy lounge with open fireplace, STUDY/dining room and spacious kitchen with further POTENTIAL TO EXTEND (STPP). Ideally situated in a quaint village location on the periphery of Chelmsford, with convenient access to A120/M11, Beaulieu Station and Chelmsford City Centre/Mainline Station. Perfect for first time buyers! Call leading local property experts Hamilton Piers to view.



Church Lane, Little Leighs, Chelmsford, CM3 1PQ

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRY PORCH:

Entry door into small porch area. Secure main entry door into;

STUDY / DINING ROOM:

10'5 x 8'5 (3.18m x 2.57m)

Lead-lined glazed window to front aspect, stairs to first floor, under stairs storage cupboard, electric storage heater, carpeted flooring.

LOUNGE:

11'3 x 10'6 (3.43m x 3.20m)

Lead-lined glazed window to front aspect, central log burning fireplace with exposed brick hearth and surround, electric storage heater, carpeted flooring.

KITCHEN:

11'6 x 7'9 (3.51m x 2.36m)

Lead-lined glazed window to rear aspect, a series of fitted matching base and wall units, edged work surfaces incorporating a ceramic sink unit, space for cooker with electric hob, space for low level fridge, freezer, washing machine and dishwasher, tiled flooring.

REAR LOBBY:

Built-in airing/storage cupboard, tiled flooring. Secure door to rear aspect.

SHOWER ROOM:

Opaque glazed window to rear aspect, double shower unit set behind glass enclosure, low level WC, pedestal wash hand basin, electric heated towel rail, wood flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Lead-lined glazed window to rear aspect, carpeted flooring.

BEDROOM ONE:

11'3 x 10'6 (3.43m x 3.20m)

Lead-lined glazed window to front aspect, fitted wardrobe, electric storage heater, carpeted flooring.

BEDROOM TWO:

10'5 x 8'1 (3.18m x 2.46m)

Lead-lined glazed window to front aspect, built-in storage cupboard, electric storage heater, carpeted flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked and generously-sized rear garden comprising hardstanding patio to property rear with pathway, remainder mainly laid to lawn with a variety of mature trees, shrubs, fruit trees and flowering plants, gate to rear with access to storage shed and timber-built garage.

GARAGE, DRIVEWAY & PARKING:

Timber-built detached garage and driveway parking for 2-3 vehicles.

AGENTS NOTES:

Note: This property is of timber-frame construction.

Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

