



Nicholson Place, East Hanningfield, CM3 8UT

Council Tax Band C (Chelmsford City Council)



£325,000 Freehold

ACCOMMODATION

Located in the popular and sought after village of East Hanningfield is this superbly presented terraced house situated in a cul-de-sac position. Internally accommodation offers an entrance porch, with access to garage and large storage cupboard and door leading to the entrance hall with ground floor cloakroom, the fitted kitchen features shaker style units with laminate worktops, breakfast bar, inset hob with cooker hood over and an integrated oven. To the rear of the property the living room and dining room overlook the rear garden. On the first floor are three good sized bedrooms with built in storage, the family bathroom features a modern white suite with Aqualisa shower over the bath. Externally there is off road parking to the front for two/three cars and a garage. The rear garden is lawned with a patio area and storage shed. This property is being sold with no onward chain and benefits from double glazed windows and gas central heating. Internal viewing is advised.

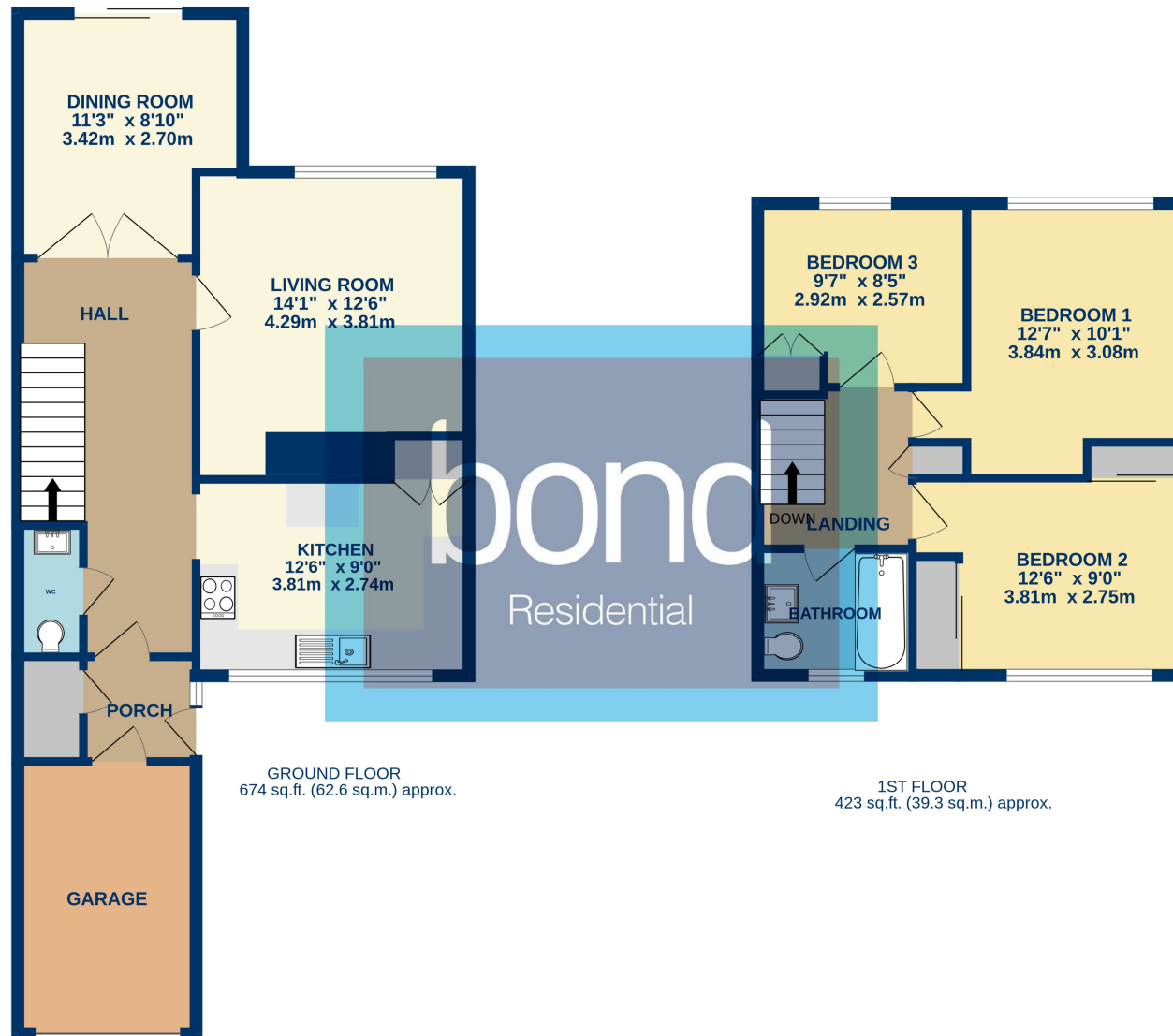
LOCATION

East Hanningfield is a popular village located to the south of Chelmsford City Centre. It offers a local primary school, post office/shop and regular bus services to Chelmsford, Southend and South Woodham Ferrers. Chelmsford itself offers some of the most highly regarded schools in the UK and boasts comprehensive shopping facilities which include the highly acclaimed Bond Street shopping precinct as well as a wide array of independent and chain restaurants, many bars and leisure facilities including Riverside Ice Rink. Chelmsford railway station provides regular services to London Liverpool Street with journey times of around 40 minutes.

- Superbly presented terraced house
- Two Reception Rooms
- Gas Central Heating
- Cul-de-sac Position
- Garage and Driveway Parking
- No onward chain
- Walking distance of local primary school
- Three double bedrooms
- Ground Floor Cloakroom & Family Bathroom
- Double glazing
- Easy Access to Sandon Park & Ride
- Enclosed rear garden with storage shed
- Popular village location







TOTAL FLOOR AREA : 1097 sq.ft. (101.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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10, Maldon Road,
Danbury, Essex, CM3 4QQ
Telephone: 01245 222856
Website: www.bondresidential.co.uk

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