



## Fox Crescent

Chelmsford, CM1 2BH

**£170,000**

Leasehold  
Tax Band: A



Boasting a shared 80' REAR GARDEN with brick-built shed and located within WALKING DISTANCE TO THE CITY CENTRE, is this well presented first-floor MAISONETTE. Offering a LONG LEASE with VERY LOW SERVICE CHARGES, entrance hall, lounge, KITCHEN DINER, refitted bathroom, shared front & rear gardens (shared with only one neighbour!). Close to local shops and schools. Contact Hamilton Piers of Chelmsford to view today!



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### Entrance Hall:

Entrance door to front, double glazed window to side, stairs to first floor.

### First Floor:

#### Landing:

Double glazed window to side, doors to lounge, kitchen diner, bedroom, bathroom, cupboard.

#### Lounge:

11'3" x 10'8" (3.43m x 3.25m)

Two double glazed windows to front, radiator, wood effect flooring.

#### Kitchen Diner:

14'9" x 9'2" (4.50m x 2.79m)

Two double glazed windows to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated oven, gas hob, space for fridge freezer, washing machine, two cupboards, radiator, part tiled walls.

#### Bedroom:

9'2" max x 7'9" (2.79m max x 2.36m)

Double glazed window, radiator, cupboard.

#### Bathroom:

6'11" x 5'11" (2.11m x 1.80m)

Obscure double glazed window to rear, panel bath with shower over, low level W/C, vanity hand wash basin, chrome towel radiator, part tiled walls, wood effect flooring.

#### Exterior:

Shared front garden area.

Rear garden measuring approximately 80ft, shared with one neighbour only, shared use of brick built shed.



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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.

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