



## Windrush Drive

Chelmsford, CM1 7QR

**Guide Price £200,000**

Leasehold  
Tax Band: B



Unusually boasting a **DOUBLE GARAGE** and a brick-shed is this **SPLIT LEVEL MAISONETTE**, offering spacious accommodation over 2/3 floors - offered for sale via Hamilton Piers of Springfield with **NO ONWARD CHAIN!** Offering a spacious lounge diner, **TWO DOUBLE BEDROOMS**, a communal **GARDEN AREA** to the rear, fitted kitchen and bathroom, and ideally located within **WALKING DISTANCE TO THE CITY CENTRE** and popular local schooling!



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## Entrance Hall:

Composite entrance door to front, stairs to first floor.

Years Remaining: 87 Approx

Buildings Insurance: £600 Per Annum

Ground Rent: £150 Per Annum

## First Floor:

### Landing:

Obscure, double glazed window to front, doors to kitchen, lounge, cupboard, stairs to second floor.

### Lounge Diner:

14'2" x 12'5" > 10'10" (4.32m x 3.78m > 3.30m)

Double glazed window to rear, radiator.

### Kitchen:

11'6" x 7'4" (3.51m x 2.24m)

Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge freezer, cooker, washing machine.

## Second Floor:

### Landing:

Doors to bedroom one, bedroom two, family bathroom.

### Bedroom One:

10'11" x 10'11" (3.33m x 3.33m)

Double glazed window to front, radiator, two cupboards.

### Bedroom Two:

10'11" x 9' (3.33m x 2.74m)

Double glazed window to rear, radiator, cupboard.

### Family Bathroom:

7'10" x 4'11" (2.39m x 1.50m)

Obscure double glazed window to rear, panel bath, pedestal hand wash basin, low level W/C, chrome towel radiator, part tiled walls.

## Exterior:

The property benefits from a double garage, storage shed and well kept communal gardens.

## Leasehold Information:



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.

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