



## Torquay Road

Chelmsford, CM1 6NF

**£259,995**

Leasehold  
Tax Band: B



Offered for sale this rarely available and WELL PRESENTED two-storey maisonette, boasting THREE GOOD SIZED BEDROOMS and a PRIVATE REAR GARDEN, plus entrance hall, lounge, KITCHEN DINER, refitted bathroom, with a long 100 year lease.... an ideal property for commuters, first-time buyers, or those retired and looking for something close to local shops & amenities, and on a speedy bus route in to the City Centre.



# Torquay Road, Chelmsford, CM1 6NF

## Entrance:

UPVC entrance door to front, stairs to first floor.

## First Floor:

### Landing:

Doors to kitchen diner, lounge, cupboard.

### Kitchen Diner:

14'2" x 9'10" > 9' (4.32m x 3.00m > 2.74m)

Double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated gas hob with extractor over, low level oven, microwave, fridge freezer, fridge, space for washing machine, radiator, part tiled walls, tiled flooring.

### Lounge:

14'7" > 11'1" x 13'6" (4.45m > 3.38m x 4.11m)

Double glazed window to front, stairs to second floor, radiator.

## Second Floor:

### Landing:

Doors to bedroom two, family bathroom two cupboards, on housing boiler, entrance to dressing room, loft access.

### Dressing Room:

5'11" x 5'2" (1.80m x 1.57m)

Doors to bedroom one, bedroom three.

### Bedroom One:

13'4" x 8'2" > 7'4" (4.06m x 2.49m > 2.24m)

Double glazed window to front, radiator.

### Bedroom Two:

10'3" x 7'8" (3.12m x 2.34m)

Double glazed window to rear, radiator.

### Bedroom Three:

8' x 6'4" (2.44m x 1.93m)

Double glazed window to front, radiator.

## Family Bathroom:

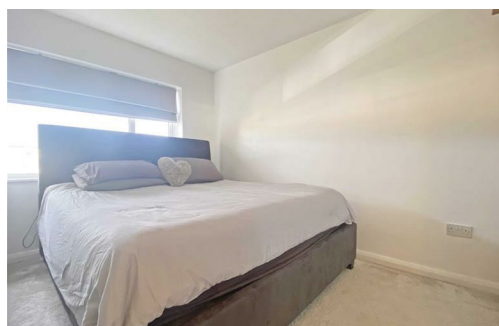
6'1" x 5'5" (1.85m x 1.65m)

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

## Exterior:

### Garden:

Paved patio rest laid to artificial lawn.



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

