



Tamar Rise

Chelmsford, CM1 7QN

£220,000

Leasehold
Tax Band: B



Being sold with NO ONWARD CHAIN and an EXTENDED LEASE upon completion is this GROUND FLOOR, maisonette boasting its own private garden, TWO DOUBLE BEDROOMS, spacious lounge and re-fitted kitchen, MODERN SHOWER ROOM, within a short walk to local schools, shops and within walking distance to Chelmsford city centre and mainline train station, ideal for first time buyers or as a buy to let. Contact Hamilton Piers of Springfield to view!



Tamar Rise, Chelmsford, CM1 7QN

Ground Floor:

Entrance Porch:

UPVC entrance door to front, doors to lounge.

Lounge:

14'11" x 14'3" > 10'7" (4.55m x 4.34m > 3.23m)

Double glazed window to front, door to kitchen, inner hall, cupboard, radiator.

Kitchen:

9'2" x 9'2" > 8'3" (2.79m x 2.79m > 2.51m)

Double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge freezer, cooker, washing machine, radiator, two cupboards, tiled walls, wood effect flooring.

Inner Hall:

Door to shower room, bedroom one, bedroom two, cupboard.

Bedroom One:

13'10" x 10'4" (4.22m x 3.15m)

Double glazed window to front, radiator.

Bedroom Two:

10'1" x 7'4" (3.07m x 2.24m)

Double glazed window to rear, radiator.

Shower Room:

6'3" x 6'2" (1.91m x 1.88m)

Obscure double glazed window to rear, fully tiled double shower cubicle, pedestal hand wash basin, low level W/C, radiator, two cupboards one housing boiler, tiled walls and flooring.

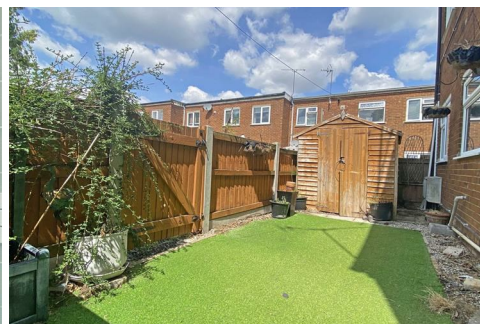
Exterior:

Private rear garden and shed to rear

Rear Garden:

Gated rear access, door to shed, mainly laid to artificial lawn.

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

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

