



## Colyers Reach

Chelmsford, CM2 6RW

Freehold  
Tax Band: B

**Asking Price £215,000**



**\*RARELY AVAILABLE FREEHOLD PROPERTY\*** Boasting NO ONWARD CHAIN and spacious OPEN PLAN LIVING with a NEWLY FITTED KITCHEN, one sizeable bedroom and NEW ELECTRICS THROUGHOUT is this fully modernised cluster house. Benefiting from plenty of storage, updated bathroom, allocated parking, plus private courtyard frontage overlooking a communal garden set in a quiet mews location. Walking distance to locals shops and schools, including 5 mins from riverside country walks - With convenient access to A12 and direct bus routes into City Centre. A perfect starter home, downsize or investment property, call Hamilton Piers, local experts in Chelmer Village, to book your viewing!





# Colyers Reach, Chelmsford, CM2 6RW

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE:

Composite entrance door onto open plan living.

### OPEN PLAN LIVING:

16'06" x 13'00" (5.03m x 3.96m)

### LIVING AREA:

Dual aspect double glazed bay fronted window to front and window to rear, wall mounted electric radiator, wood flooring, understair storage/workspace, wood effect flooring.

### KITCHEN AREA:

13'00" x 5'07" (3.96m x 1.70m)

Double glazed window to rear, square edge worktops with stainless sink inset, matching base units with space for washing machine and dishwasher, electric hob with extractor over, integrated oven, storage cupboard with space for fridge/freezer, wood effect flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Small landing space with storage cupboard and separate airing cupboard housing water tank, loft hatch.

### BEDROOM ONE:

10'04" x 9'07" (3.15m x 2.92m)

Double glazed window to front, x2 built in storage cupboards, electric radiator, wood effect flooring.

### BATHROOM:

6'05" x 5'10" (1.96m x 1.78m)

Double glazed window to rear, bath with shower over, pedestal hand basin, low level W/C, electric heated chrome towel rail, vinyl flooring.

## EXTERIOR:

### FRONT GARDEN:

Private courtyard front garden with picket fence and gate, overlooking communal gardens.

## PARKING:

Resident car park with allocated parking for one vehicle and further visitor spaces available.

## SERVICE CHARGE INFORMATION:

This property is FREEHOLD but a service £1600 per annum (approx) charge is payable this includes- maintenance of Communal Grounds, Buildings insurance, management fee.



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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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