



## Pearson Grove, Chelmsford, CM1 7FE

- Guide Price £300,000 - £325,000
  - Coach House
  - Two Double Bedrooms
  - Cul-de-Sac Location
  - Parking For Two Vehicles
  - Own Rear Outdoor Space
- 25 Min Walk to Chelmsford Station (source: google maps)
  - Modern Development with Park

**Guide Price £300,000 - Leasehold - Council Tax: C**



# Pearson Grove

Chelmsford, CM1 7FE



## Entrance Hall

Entrance door. Smooth ceiling, coving, radiator, stairs to living space, vinyl flooring.

## Reception Room

17'5 x 15'11 max sizes (5.31m x 4.85m max sizes) Skylight, double glazed window with plantation style shutters. Smooth ceiling, coving, two radiators, cupboard housing hot water tank, carpet.

## Kitchen

7'10 x 7'9 (2.39m x 2.36m) Double glazed window. Range of base and eye level wall cabinets with worktops, single drainer stainless steel sink, stainless steel four burner gas hob with integrated oven beneath and overhead extractor hood, integrated fridge/freezer, smooth ceiling, part tiled walls, tiled floor.

## Hall

Smooth ceiling, access to loft, radiator, carpet.

## Bedroom One

11'10 x 10'3 max sizes (3.61m x 3.12m max sizes) Double glazed window with plantation style shutters. Smooth ceiling, radiator, carpet.

## Bedroom Two

11'10 x 6'11 (3.61m x 2.11m) Two skylights. Smooth ceiling, radiator, carpet.

## Bathroom

7'5 x 5'8 max sizes (2.26m x 1.73m max sizes) Skylight. Suite comprising of bath with handheld and waterfall attachments to tap, glass screen, pedestal wash basin and low level wc, smooth ceiling, extractor, radiator, part tiled walls, tiled floor.

## Carport

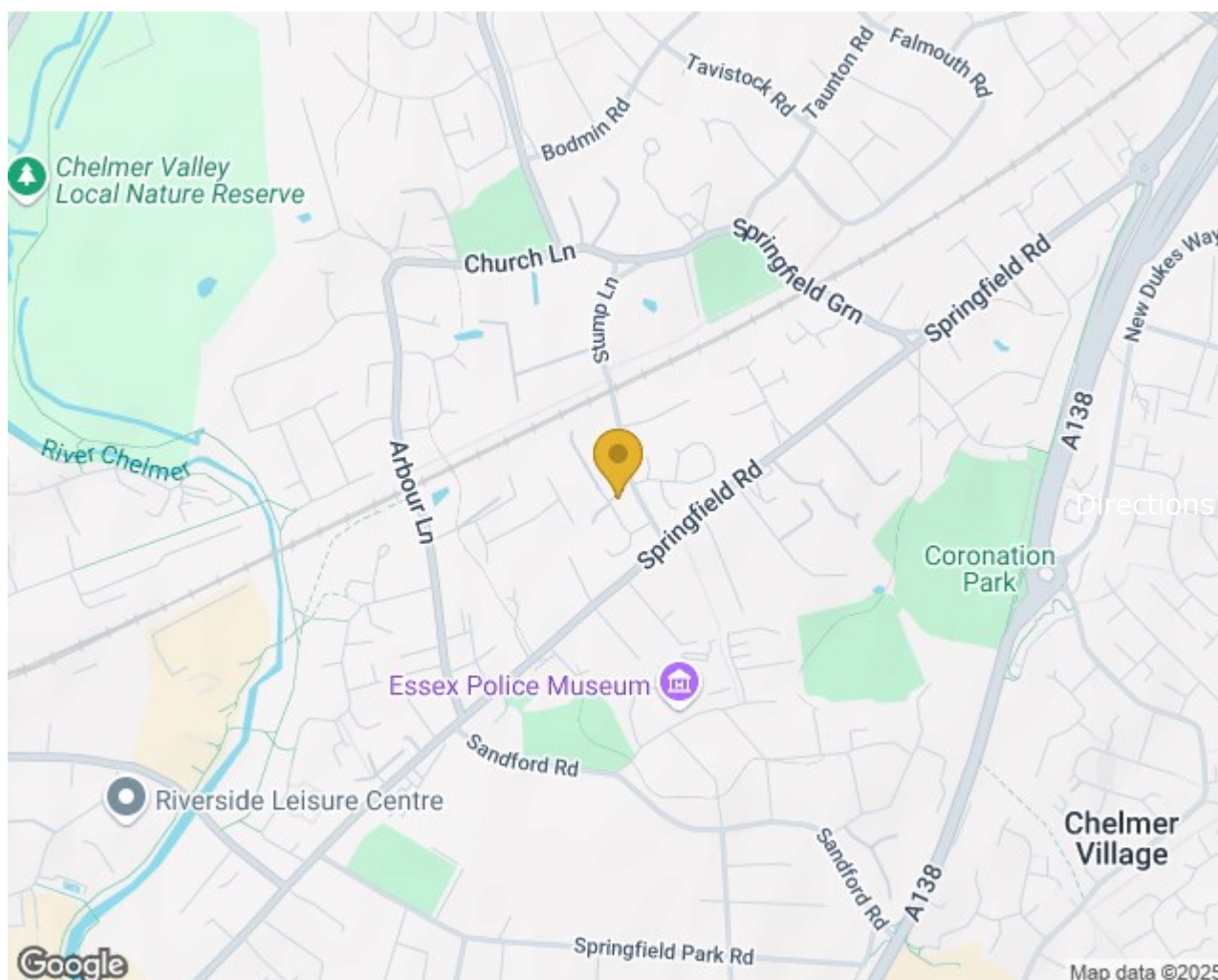
17'8 x 10'7 max sizes (5.38m x 3.23m max sizes) Block paved, light, door to understairs cupboard.

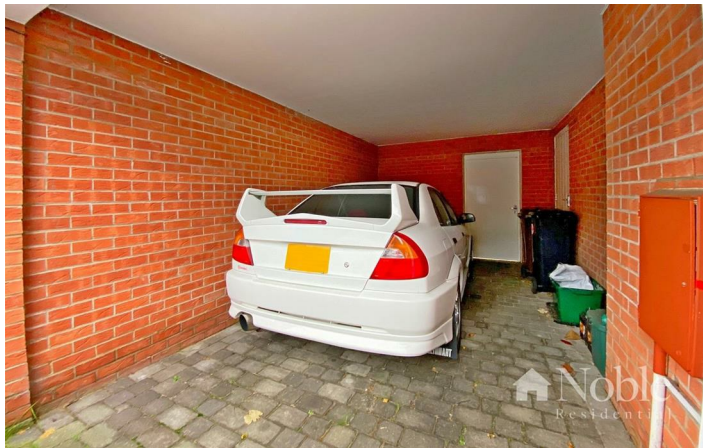
## Garden

17'5 x 6'00 (5.31m x 1.83m) Accessed via Carport, paved.

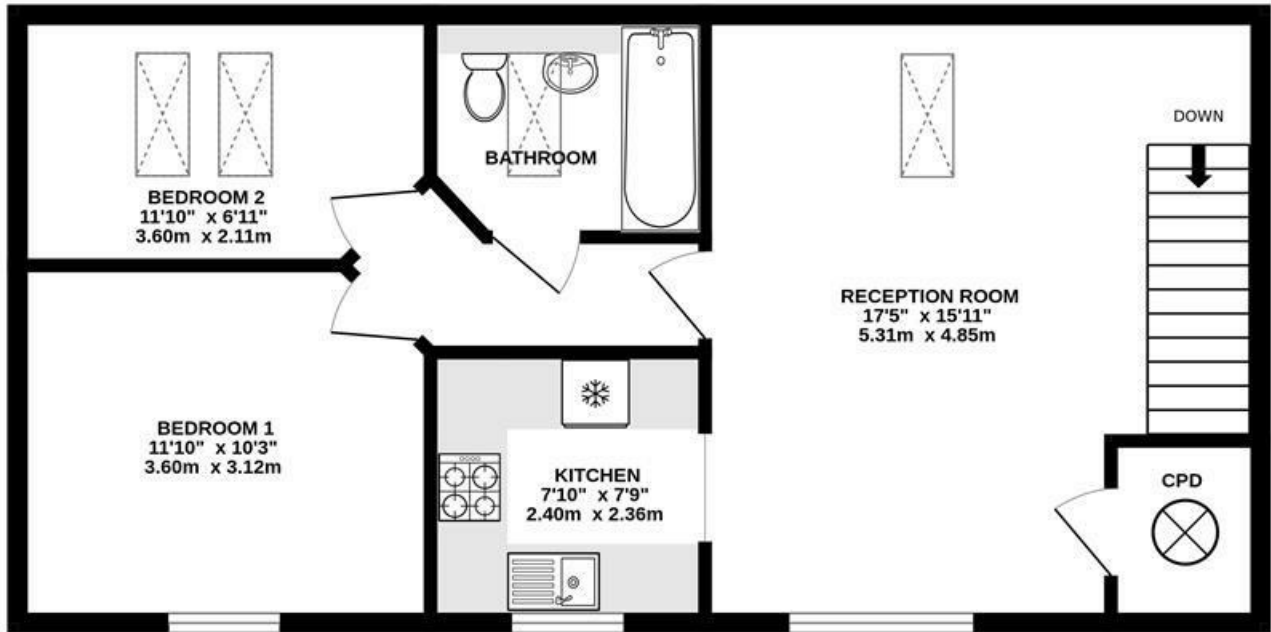
## Material Information

- Lease: 125 years from 2012
- Current annual ground rent: £nil
- Current annual service charge: £909.12



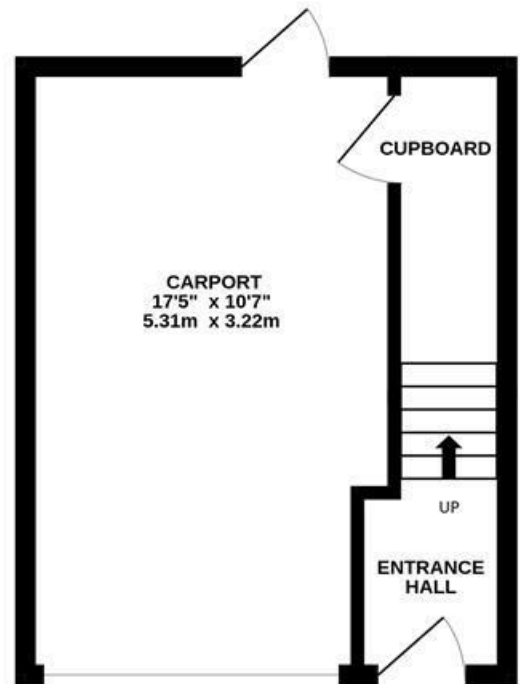


1ST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
240 sq.ft. (22.3 sq.m.) approx.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Material Information:  
Council Tax Band: C  
Tenure: Leasehold

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |