

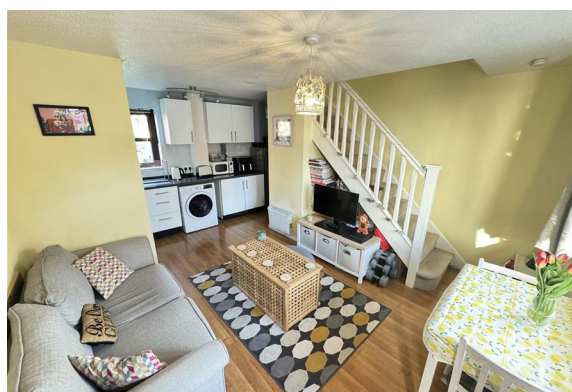


## Colyers Reach, Chelmsford

Offers Over £200,000



- Well presented throughout
- Found in a cul-de-sac position
- Close to semi rural walks and Countryside views
- Chelmer Village Square, Retail Parks, popular schools and amenities nearby.
- Within a moments drive to Chelmsford City Centre and railway station. Easy access to Bus routes
- Parking space
- Lounge, kitchen. bedroom and bathroom
- Ideal first time purchase or investment opportunity
- 82 year lease remaining



Located in the charming Colyers Reach area of Chelmsford, this delightful one-bedroom terraced house presents an excellent opportunity for first-time buyers or savvy investors. The property is well presented throughout and is situated in a peaceful cul-de-sac, ensuring a tranquil living environment.

Upon entering, you will find a comfortable lounge that invites relaxation, alongside a well-equipped kitchen that caters to your culinary needs. The bedroom offers a serene retreat, while the bathroom is conveniently located to serve both residents and guests. Additionally, the property benefits from a designated parking space, a valuable asset in this sought-after location.

The surrounding area boasts semi-rural walks and picturesque countryside views, perfect for those who appreciate nature. Chelmer Village Square is just a stone's throw away, providing a variety of shops and amenities to meet your daily needs. Furthermore, the property is in close proximity to popular schools, making it an ideal choice for young families.

With an 82-year lease remaining, this home is not only a comfortable living space but also a sound investment for the future. Do not miss the chance to make this charming property your own in a vibrant community that offers both convenience and a touch of tranquillity.

Lounge/Diner 13'5 x 10'6 double glazed window to front. Stairs lead to first floor accommodation. Wooden style flooring.

Kitchen 13'2 x 5'3 double glazed window. High gloss wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker. Extractor hood. Continuation of flooring.

First floor landing is home to bedroom and three piece bathroom. Storage cupboard.

Bedroom 13'9 x 10'3 double glazed window to front.

Bathroom comprises panel bath fitted with shower and glass splash screen door. Wash hand basin and WC. Tiling to walls. Obscure double glazed window.

The property also has one parking space.

Further Details:

Length of Lease: Approximately 82 years remaining

Annual Ground Rent: £50.00

Service Charge: £120.00 paid monthly

Freeholder: First Port

Council Tax Band: B

Local Authority: Chelmsford

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

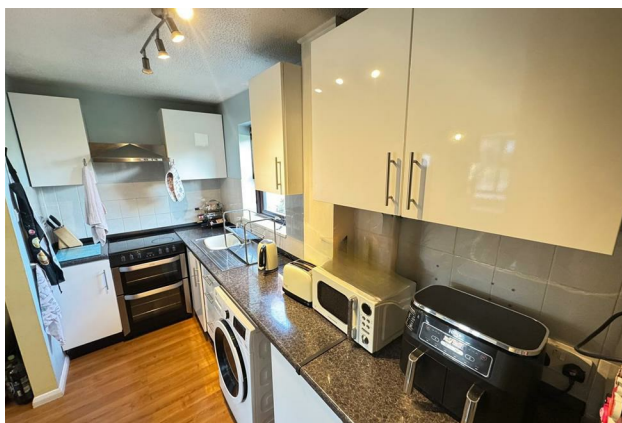
The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

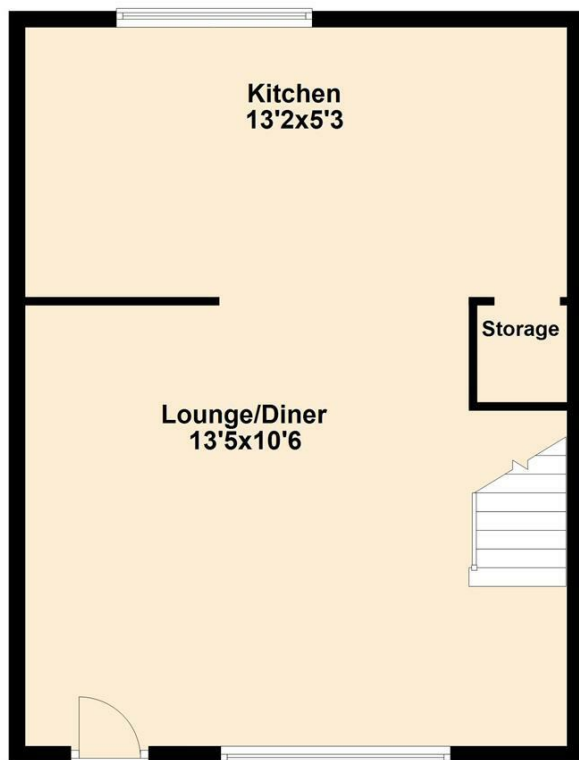


# Local Life

Chelmer Village is a housing, retail and industrial development in the East of Chelmsford, Essex. The development was started by Countryside Residential PLC in 1978. Popular community village giving easy access to A12/A130 road links. Close to Chelmer Village and Springfield Retail Parks, moments drive to Chelmsford City Centre, where you can enjoy a choice of amazing food at a variety of pubs, restaurants and shops. Also you can visit the infamous Chelmsford Historic Cathedral.



Ground Floor



First Floor

