



## Villiers Place, Boreham, Chelmsford

Guide Price £180,000



- Well presented throughout
- Cul-de-sac location
- Private side patio plus front garden
- Ideally location for A12 road links
- Close to popular schools, amenities, Pubs/Restaurants, moments drive to Chelmsford City Centre
- Doctors surgery close by
- Ideal first time purchase or investment opportunity
- Long lease approximately 119 years remaining
- Lovely size lounge, kitchen, three piece bathroom and double bedroom





### GUIDE PRICE £180,000 - £195,000

Positioned in the charming cul-de-sac of Villiers Place, Boreham, Chelmsford, this delightful one-bedroom maisonette presents an excellent opportunity for first-time buyers or investors. The property is well presented throughout, offering a lovely size lounge that invites relaxation and comfort. The kitchen is functional and well-equipped, making it perfect for preparing meals at home.

The maisonette features a spacious double bedroom, providing a peaceful retreat at the end of the day. The three-piece bathroom is neatly appointed, ensuring convenience for daily routines. Outside, you will find a private side patio and a front garden, ideal for enjoying the fresh air or entertaining guests.

This property boasts an enviable location, with easy access to the A12 road links, making commuting a breeze. It is also conveniently situated close to popular schools, local amenities, pubs and restaurants, ensuring that everything you need is within reach. Additionally, Chelmsford City Centre is just a short drive away, offering a wider range of shopping and leisure options.

With approximately 119 years remaining on the lease, this maisonette is not only a lovely home but also a sound investment. The proximity to a doctors' surgery adds to the appeal, making it a practical choice for those seeking a well-rounded lifestyle. Do not miss the chance to view this charming property, which perfectly combines comfort, convenience, and potential.

Enter the property via door to front.

Stairs lead to accommodation.

Hallway gives access to all rooms.

Bedroom 11'9 x 8'5 double glazed window to front. Built in wardrobe.

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

Lounge 9'9 x 8'9 double glazed window. Wooden style flooring. Spotlighting.

Kitchen 9'9 x 6'0 double glazed window. Range of high gloss wall and base mounted units with matching storage drawers. Wooden style work surfaces housing sink drainer with swan neck mixer tap. Tiling to splash backs. Hob and oven to remain. Space for other appliances. Continuation of wooden style flooring.

The property also has a private side patio plus front garden and allocated parking space

#### Further Details:

Length of Lease: 119 years remaining

Ground Rent: £75.00 paid 6 monthly

Service Charge: N/A

Freeholder: tbc

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.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 including VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

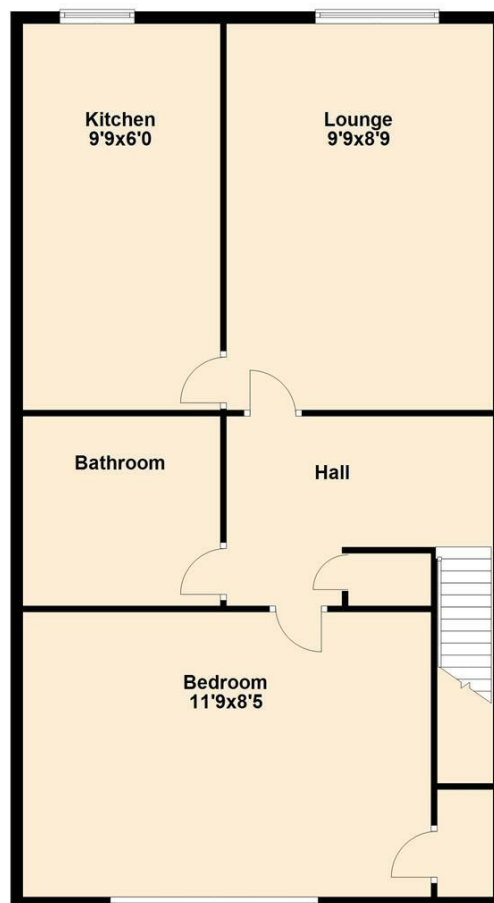


## Local Life

Boreham is a village and civil parish, in Essex. The parish is in the City of Chelmsford and Chelmsford Parliament constituency. The village is approximately 3.7 miles northeast from the county town of Chelmsford. Chelmsford is the perfect place for anyone who wants the best of both worlds. Hop on a train for 35 minutes and you're in Stratford or an extra 10 minutes and you're in Liverpool Street. Visit the Historic Chelmsford Cathedral or have some quiet time in Central Park. Maybe enjoy an evening at any one of the fabulous restaurants and shops or grab some popcorn and watch a film. Chelmsford is an ideal location for growing families, commuters, and the young at heart.



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