

oakheart

£160,000

By Auction

Colyers Reach, Chelmsford



**\*Being Sold By Modern Method Of Auction\***

This charming one-bedroom cluster house is a hidden gem in a prime Chelmsford location, spread over two thoughtfully designed floors, making it ideal for first-time buyers, downsizers, or buy-to-let investors.

As you step inside, you are welcomed by an open-plan lounge area that exudes warmth and invites relaxation or entertaining guests. This inviting space flows seamlessly into a modern kitchen, featuring stylish finishes and a range of well-appointed units that will delight culinary enthusiasts.

Upstairs, you will discover a spacious mezzanine double bedroom complete

with double-door built-in wardrobes. Adjacent to the bedroom is a full-size modern bathroom, tastefully designed for both comfort and convenience.

The property includes allocated parking spaces along with additional on-street parking, ensuring ease of access and peace of mind for residents. Residents can also enjoy well-kept communal gardens, providing a tranquil outdoor space to unwind. The garden area just outside is perfect for relaxing on warm summer days.

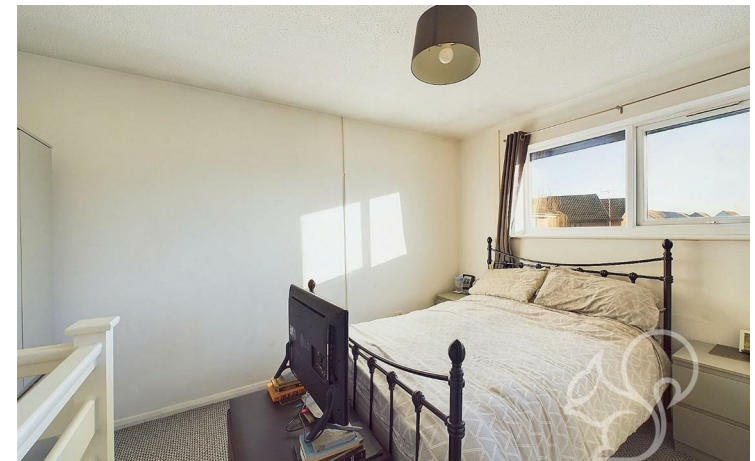
Conveniently located near shops and amenities, this home offers the best of urban living with everything you need just a stone's throw away. With excellent local public transport and road links to Chelmsford, as well as easy access to

major retail parks and various services, this property truly combines comfort with convenience.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

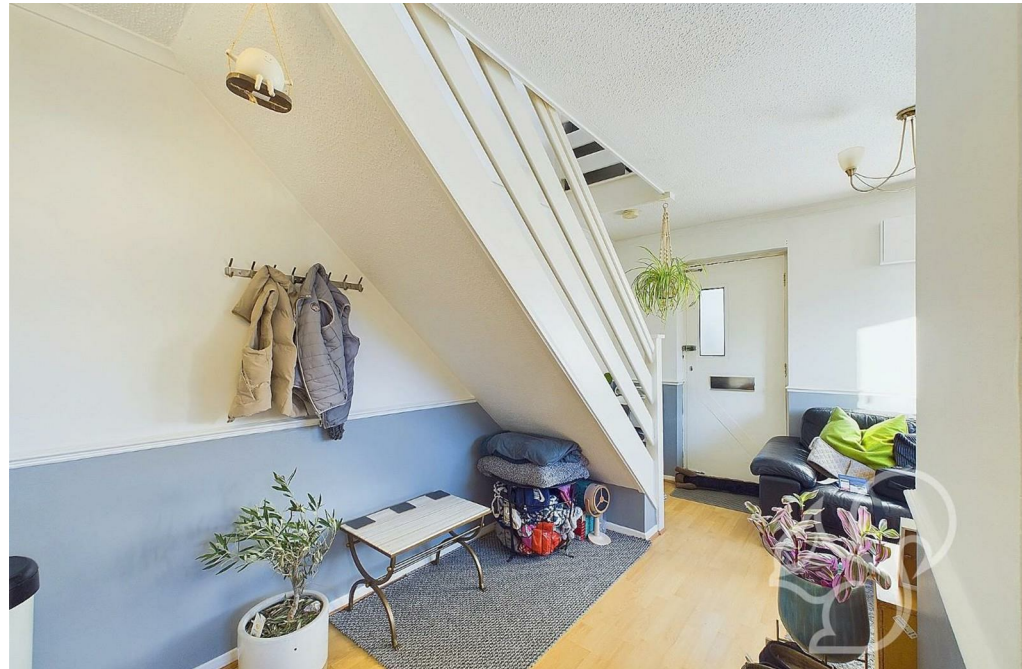
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.


















**Local Authority:**  
Chelmsford City

**Tenure:**  
Leasehold

**Council Tax Band:**  
B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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