

for sale

guide price **£350,000** Freehold



## Tamar Rise Chelmsford CM1 7QN

This well-presented three-bedroom end-of-terrace home is situated in a highly sought-after area, offering a perfect blend of comfort and modern living.



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# Property Details

- Kitchen** 19' x 12' ( 5.79m x 3.66m )
- Lounge** 14' 10" x 12' ( 4.52m x 3.66m )
- Bedroom 1** 11' x 13' ( 3.35m x 3.96m )
- Bedroom 2** 9' 10" x 11' 1" ( 3.00m x 3.38m )
- Bedroom 3** 7' 10" x 9' ( 2.39m x 2.74m )





To view this property please contact Connells on

**T 01245 261 266**  
**E [chelmsford@connells.co.uk](mailto:chelmsford@connells.co.uk)**

4 Tindal Square  
CHELMSFORD CM1 1EH

Property Ref: CHL308698 - 0010

Tenure:Freehold EPC Rating: C

Council Tax Band: C

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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