



## Kings Road

Chelmsford, CM1 2BD

**£995**



Tax Band: A

Available immediately for a 6 month let is this SPACIOUS first floor MAISONETTE. With an OPEN PLAN LIVING AREA with modern kitchen, TWO GOOD SIZED BEDROOMS, re-fitted bathroom, and located ideally within WALKING DISTANCE TO THE CITY CENTRE, local schools and shops/amenities. Contact Hamilton Piers to view on our upcoming OPEN HOUSE - on SATURDAY 29TH JUNE - FROM 1PM-2PM.



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## Entrance:

Composite entrance door to front, stairs to first floor.

## First Floor:

### Landing:

Doors to open plan living area, bedroom one, bedroom two, family bathroom.

### Open Plan Living Area:

14'3" x 10'9" > 9'2" (4.34m x 3.28m > 2.79m)

Two double glazed windows to rear, radiator, wood effect flooring, open plan to:-

### Kitchen:

Range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated hob with extractor over, low level oven, space for washing machine, fridge freezer.

### Bedroom One:

11'2" x 10'6" (3.40m x 3.20m)

Two double glazed window to front, radiator, wood effect flooring.

### Bedroom Two:

9'2" > 6' x 7'6" (2.79m > 1.83m x 2.29m)

Double glazed window to front, radiator, cupboard wood effect flooring.

### Family Bathroom:

6'11" x 5'10" (2.11m x 1.78m)

Obscure double glazed window to rear, panel bath with shower over, pedestal hand wash basin, low level W/C, tiled walls, tiled flooring.

### Rear Garden:

Shared with the corresponding ground floor maisonette, having mature shrubs to border, rest laid to lawn.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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