



Rumsey Fields, Danbury, Essex CM3 4RH
£189,950

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Presented and decorated to an excellent order is this two bedroom first floor maisonette situated within Danbury. The property affords double glazed windows, full gas radiator central heating and oak veneer internal doors. Along with two bedrooms, the accommodation includes a modern bathroom suite, lounge diner and a fitted kitchen with cream gloss units. Externally there is a private enclosed garden. The property is located within easy walking distance of local shops, amenities and schools. Energy rating C. NO ONWARD CHAIN.



The property is within easy access of local shops, amenities and local schools. The village is surrounded by a wealth of National Trust woodland, including the historic landscape of Danbury Park (a former medieval deer park). Only five miles due east of Danbury is the city of Chelmsford and its excellent choice of facilities, which include two outstanding Grammar Schools, bustling shopping centre, and a station on the main line into London Liverpool Street. The A12 & A130 are just a couple of miles away.

Entrance Hall

Upvc entrance door, stairs to first floor.

FIRST FLOOR

Hallway

Access to roof space, doors to:

Bedroom One 13'2 x 9'7 (4.01m x 2.92m)

Double glazed window to front, radiator, built-in wardrobe.

Bedroom Two 7'4 x 6' (2.24m x 1.83m)

Double glazed window to rear, radiator.

Bathroom

Extractor fan, chrome ladder radiator. Three piece suite comprising 'P' shaped panelled bath with power shower unit over and curved glass splash screen, wash hand basin, wc. Part tiled walls and tiled walls.

Lounge Diner 16'3 x 10'3 (4.95m x 3.12m)

Double glazed window to front, radiator. Doorway to:

Kitchen 10'3 x 6' (3.12m x 1.83m)

Double glazed window to rear. Fitted kitchen commencing with a sink unit set into patterned laminate work surfaces. Range of cream high gloss base and wall units with drawers. Electric cooker space, space for washing machine, fridge and freezer. Wall mounted Ariston gas fired combination boiler fuelling hot water and central heating. Tiled splash backs.

EXTERIOR

Enclosed lawn garden. Parking to the front.

Lease Information

The service charge is approximately £70 per quarter. The ground rent is £10 per annum. We understand from our client there is 88 years remaining on the lease.

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



First Floor

APPROX INTERNAL FLOOR AREA
49 SQ M 524 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Copyright Church & Hawes

