



29 Gilson Close, Chelmsford , Essex CM2 6XD  
Guide price £230,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £230,000 - £240,000... A SPACIOUS GROUND FLOOR MAISONETTE.... The property is set within a convenient setting, being within easy reach of local amenities and just a short drive or walk to Chelmsford city centre. The property offers two bedrooms, a bathroom and a large open plan lounge/kitchen. Externally, there are good size communal gardens and allocated parking for one vehicle. All of the above is to be offered with NO ONWARD CHAIN.... EPC rating C.

#### ACCOMMODATION COMPRISING

##### Entrance Porch

##### Open Plan Lounge Kitchen 20'9" x 13'5" (6.35m x 4.09m)

Lounge area: Window to front. Electric heater. Access to hallway. Open to:-

Kitchen area: Window to rear. Fitted with a range of base and eye level units incorporating stainless steel sink unit. Quartz style laminate worktops. Fitted electric oven, hob and extractor above. Space and plumbing for washing machine. Space for dishwasher and fridge/freezer. Tiled floor. Part tiled to walls.

##### Hallway

##### Bedroom One 10'9" x 9'6" (3.28m x 2.90m)

Window to front. Electric heater. Fitted storage cupboard with space for tumble dryer. Telephone point.

##### Bedroom Two 9'4" x 6'5" (2.87m x 1.98m)

Window to rear. Electric heater. Fitted with a range of wardrobes to one wall.

##### Bathroom

Obscure window to rear. Close coupled W.C Pedestal wash hand basin. Panel enclosed bath with electric shower over. Towel radiator. Mostly tiled to walls. Tiled to floor with electric underfloor heating.

#### EXTERIOR

##### Communal Gardens

For use of the residents, large lawned area with fenced borders.

##### Parking

One allocated parking space.

##### Leasehold Information

966 years remaining, maintenance charge information available upon request

#### AGENTS NOTE

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