

for sale

offers in excess of **£250,000** Leasehold



## Widford Road Chelmsford CM2 8SY

This beautifully presented two bedroom maisonette is presented to a very high standard with well planned accommodation over two floors with drive and garage, ideally located. The property is located in close proximity to schools, Hylands Park, has good access to both the A12 and A414 and local shops

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# Property Details

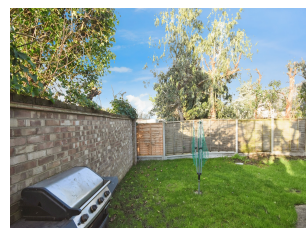
**Lounge** 16' 2" x 12' 10" ( 4.93m x 3.91m )

**Kitchen** 12' 10" x 5' 11" ( 3.91m x 1.80m )

**Bathroom** 7' 10" x 4' 7" ( 2.39m x 1.40m )

**Bedroom One** 13' 9" x 10' 6" ( 4.19m x 3.20m )

**Bedroom Two** 13' x 7' 10" ( 3.96m x 2.39m )





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: CHL309200 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 350.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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