

KILN & LODGE

ESTATE AGENTS : REDEFINED



37 Tamar Rise, Chelmsford, CM1 7QL

This spacious two-bedroom apartment presents an excellent opportunity for those looking to create their ideal home. This property comes with the bonus of no onward chain

The house is situated on the ground floor, making it easily accessible and convenient for everyday living. While the property does require some modernisation, this offers a blank canvas for you to infuse your own personal style and preferences.

One of the standout features of this home is the private garden, providing a perfect space for outdoor relaxation, gardening, or entertaining friends and family. Additionally, the property comes with allocated parking, ensuring that you have a designated space for your vehicle, a valuable asset in this sought-after area.

This property is ideal for first-time buyers, investors, or those looking to downsize. With its promising location and the opportunity to personalise the space, this property is not to be missed. Embrace the chance to transform this property into your dream home in Chelmsford.

- No Onward Chain
- Two Bedrooms
- Ground Floor
- Own Garden
- Allocated Parking
- Modernisation Required

£200,000



Approximate total area^m
564 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	