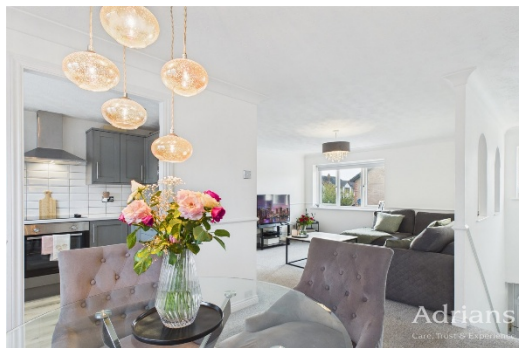


For Sale



Wilshire Avenue, Chelmsford

A beautifully presented two bedroom top floor purpose built maisonette, just one of four similarly designed properties, situated in a quiet cul-de-sac. A credit to the current owner, the property is immaculate throughout with a modern shower room and fully refitted kitchen, whilst a particular feature is a very spacious lounge with separate open plan dining area, both bathed in natural light. Almost immediately to the front is residents parking, whilst to the rear and accessed via the side, is the property's own thoughtfully designed private garden. Viewing is strongly advised.



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Double glazed entrance door to

RECEPTION LOBBY

Electric wall heater, stairs rising to first floor, window overlooking the front.

LOUNGE / DINER

A very inviting space with plenty of natural light via windows to front and rear. The area is 'Z' shaped providing a lounge and separate dining space, electric heater.

LOUNGE AREA 3.58m (11'9) + STAIRWELL x 3.53m (11'7)

DINING AREA 2.34m (7'8) x 2.67m (8'9)

KITCHEN 2.62m (8'7) x 2.06m (6'9)

Inset spotlights, double glazed window to rear, newly fitted with a range of grey fronted wall and base level units, roll edge worktops over, inset single drainer sink unit with mixer tap, four ring electric hob with oven below, space for washing machine and fridge freezer, brickwork styling to walls.

INNER HALLWAY

Loft access, airing cupboard.

RE-FITTED SHOWER ROOM

Obscure double glazed window to rear, modern white suite comprising wash hand basin with mixer tap, modern w.c. with full and half flush, double width step in shower tray with shower over, tiling to walls, heated towel rail, tiled flooring.

BEDROOM ONE 3.18m (10'5) plus wardrobes x 2.64m (8'8)

Double glazed window to front, mirror fronted wardrobes, electric heater.

BEDROOM TWO 3.51m (11'6) x 1.98m (6'6)

Double glazed window to rear, laminate flooring, electric heater.

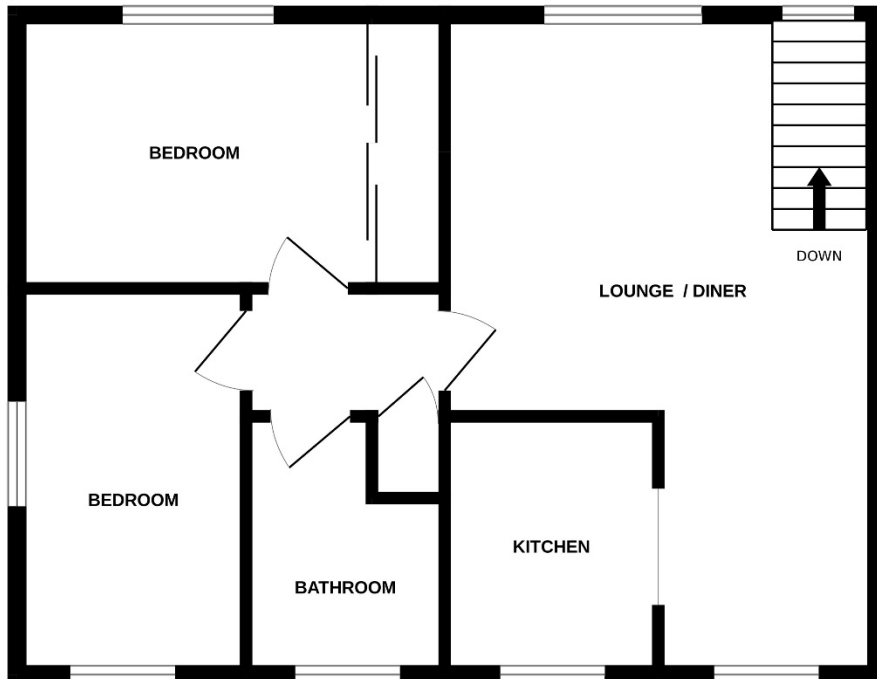
EXTERIOR

The property does offer its own rear garden.

PARKING

There is residents parking to the front.

FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC RATING: D
COUNCIL TAX BAND: B
Leasehold

LENGTH OF LEASE: approx. 89 years remaining
ANNUAL GROUND RENT: £142.40
ANNUAL SERVICE CHARGE: £2111

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

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