



## Kings Road

Chelmsford, CM1 2BE

**Asking Price £180,000**

Leasehold  
Tax Band: A



Offered for sale with NO ONWARD CHAIN is this GROUND FLOOR maisonette with its OWN REAR GARDEN with brick storage shed. Offering a 14' BAYFRONTED lounge, separate kitchen, good sized bedroom. Perfect for FIRST TIME BUYERS & INVESTORS!! Located ideally within WALKING DISTANCE TO THE CITY CENTRE, local schools and shops/amenities. Contact Hamilton Piers to view today!



## ACCOMMODATION:

### ENTRANCE HALL:

Composite entrance door to side of property into hallway, cupboard housing boiler, radiator, doors to bedroom, bathroom & lounge.

### LOUNGE:

14'04" x 14'00" (4.37m x 4.27m)

Double glazed bay window to front, radiator, door to kitchen.

### KITCHEN:

11'04" x 4'11" (3.45m x 1.50m)

Double glazed window to rear, round edge worktops, stainless sink with drainer inset, electric oven & hob, washing machine, under counter fridge & freezer, matching wall and base units, tiled splashbacks & flooring.

### BEDROOM:

9'02" x 9'00" (2.79m x 2.74m)

Double glazed window to rear, radiator.

### BATHROOM:

7'04" x 5'11" (2.24m x 1.80m)

Double glazed window to rear, bath with shower attachment, low level W/C, pedestal hand basin, fully tiled, radiator.

### REAR GARDEN:

Shared access with the corresponding first floor maisonette but separate fenced off garden area, shrubs to border, rest laid to lawn, brick storage shed.

### LEASEHOLD INFORMATION:

Years remaining on lease- 99 yrs 8 months

Service charge-TBC

Ground rent- TBC



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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