HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Stanley Rise

Leasehold
Tax Band: B

Chelmsford, CM2 6PL

Asking Price £275,000

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Boasting it's OWN PRIVATE REAR GARDEN and an EXTENDED LEASE is this very well presented maisonette with NO ONWARD CHAIN, located in this sought-after turning in Chelmer Village. Further offering an IMPRESSIVE-SIZED 20' LOUNGE, hallway, MODERN KITCHEN, refitted bathroom, two bedrooms, PARKING FOR TWO CARS and, very rarely, NO service charges and super cheap ground rent!! Ideally situated within walking distance to the village square, local schooling and easy access to the City Centre. Contact Hamilton Piers, Chelmer Village's local property experts, to view.







Stanley Rise, Chelmsford, CM2 6PL

ACCOMMODATION:

ENTRANCE PORCH:
Entrance door into porch, wood effect flooring, door into lounge.

LOUNGE DINER:
20'2" x 11'2" (6.15m x 3.40m)
Dual aspect double glazed window to front and rear with door onto the garden, electric radiator, electric fireplace, wood effect flooring, door to inner hallway.

INNER HALLWAY:
Electric radiator, wood effect flooring, doors to-

KITCHEN:
9'9" x 5'3" (2.97m x 1.60m)
Double glazed window to front, square edge worktops, with drainer sink inset, electric hob, integrated oven, space for fridge freezer and dishwasher, matching wall and base units, tiled splash-back, wood effect flooring.

BEDROOM ONE:
10'2" x 9'10" (3.10m x 3.00m)
Double glazed window to front, fitted triple wardrobe, electric radiator.

BEDROOM TWO:
7'8" x 6'9" (2.34m x 2.06m)
Double glazed window to rear, fitted double wardrobe, electric radiator.

BATHROOM:
7'3" x 6'1" (2.21m x 1.85m)
Double glazed window to rear, bath with shower over, pedestal hand basin, low level w/c, chrome heated towel rail, electric heater, wood effect flooring.

UTILITY CUPBOARD:
Wall mounted cupboards, with storage and space for washing machine (plumbing connected).

EXTERIOR:

REAR GARDEN:
Private rear garden, paved with flower bed to border, wooden storage shed, brick wall to border of garden, gate to side with access to front and rear of property.

PARKING:
Two allocated parking spaces directly behind the property.

LEASEHOLD INFORMATION:
Years remaining on lease- 153 yrs
Service charge- £0
Ground Rent- £90 pa





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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.