

Adrians

Sales & Lettings Agents

For Sale



Cusak Road, Chelmsford

This 1 BEDROOM HOUSE really could make an ideal first purchase or possible investment buy and is offered for sale with VACANT POSSESSION! It has recently been REDECORATED and has NEWLY LAID FLOOR COVERINGS and is very good order throughout. It comprises a lounge, well fitted kitchen, bedroom and bathroom and has RADIATOR HEATING and DOUBLE GLAZED WINDOWS. It further benefits from 2 ALLOCATED PARKING SPACES to the rear and has well tended communal grounds. It is located on Chelmer Village being within walking distance of the City centre and has local amenities close by including bus services and Asda Store and Public House at the Village Square. INTERNAL VIEWING HIGHLY RECOMMENDED!



1 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

www.adrians-property.co.uk | 01245 265303 | info@adrians-property.co.uk



ENTRANCE LOBBY

Laminate flooring, part glazed door leading to:

LOUNGE 3.94m (12'11) x 3.15m (10'4) MAX

Laminate flooring, radiator, stairs to first floor with useful recess under, double glazed window to front, through to:

KITCHEN 3.94m (12'11) x 1.83m (6')

Well fitted with a good range of units comprising; inset single drainer sink unit with mixer tap, working surface with drawers and cupboards under, built in hob, oven and cooker hood above, fridge/freezer and washing machine to remain, laminate flooring, radiator, tiling over worktops, eye level cupboards, double glazed window to rear.

FIRST FLOOR LANDING

Built in cupboard housing Vaillant wall mounted gas fired boiler, further built in storage/wardrobe cupboard, access to loft space, white panelled doors leading to:

BEDROOM 3.18m (10'5) x 2.9m (9'6)

Radiator, good size built in over stairs wardrobe/storage cupboard, double glazed window to front.

BATHROOM

Fitted with a white suite comprising; panel enclosed shower/bath with mixer tap, fitted shower with rain head and separate hose, glazed screen to side, pedestal wash hand basin with mixer tap, WC, radiator, part tiled walls, shaver socket, double glazed window to rear.

TWO ALLOCATED PARKING SPACES

This property has the added advantage of two side by side allocated parking spaces in a tucked away parking area to the rear of the property.

OUTSIDE

There are well kept communal grounds.

AGENTS NOTE

This property is FREEHOLD and has a service charge for the communal grounds which we understand is currently £1582.37 per annum



EPC RATING: C
COUNCIL TAX BAND: B
Freehold
ANNUAL SERVICE CHARGE: £1582.37

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

Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP
01245 265303 | info@adrians-property.co.uk | www.adrians-property.co.uk