



## Bodmin Road

Chelmsford, CM1 6LJ

**By Auction £110,000**

Leasehold  
Tax Band: B



BEING SOLD VIA SECURE SALE, with a STARTING BID of £110,000 is this spacious two/three storey maisonette, boasting its OWN REAR GARDEN and TWO GOOD-SIZED BEDROOMS (with a 14' master!), plus entrance hall, spacious lounge, SPACIOUS KITCHEN DINER, bedrooms and bathroom to top floor with large loft space and ALLOCATED PARKING SPACE. With very LOW GROUND RENT CHARGES. Suitable for CASH BUYERS ONLY due to lease length. Located within walking distance to local schools/shops, the City Centre & its mainline station. Contact Hamilton Piers of Springfield to view!



## GROUND FLOOR ACCOMMODATION:

### ENTRANCE:

Private entrance door into small porch area, with stairs to first floor.

### FIRST FLOOR:

#### LANDING:

Storage cupboard, doors to-

#### KITCHEN DINER:

14'02" x 8'10" (4.32m x 2.69m)

Double glazed window to rear and part glazed door to with steps down to garden space. Round edge worktops with stainless drainer sink inset, range of base units, breakfast bar, electric hob and oven, washing machine, fridge freezer, vinyl flooring, electric radiator.

#### LOUNGE:

14'00" > 10'10" x 13'03" (4.27m > 3.30m x 4.04m )

Double glazed window to front, electric radiator, stairs to first floor.

## SECOND FLOOR:

### LANDING:

Loft hatch, x2 storage cupboards, doors to-

### BEDROOM ONE:

14'00" x 13'05" (4.27m x 4.09m)

Double glazed window to front, electric radiator, wood effect flooring.

### BEDROOM TWO:

9'11" x 7'08" (3.02m x 2.34m)

Double glazed window to rear, wood effect flooring.

### BATHROOM:

5'11" x 5'07" (1.80m x 1.70m)

Double glazed window to rear, double shower, pedestal hand basin, low level w/c, wood effect flooring.

## EXTERIOR:

## GARDEN:

Private Garden Space down the steps and to the rear of the property.

## PARKING:

Allocated parking space to rear.

## LEASEHOLD & AUCTION INFORMATION:

33 YEARS REMAINING ON LEASE

Annual ground rent- £11.50 pa (paid 6 monthly)

Buildings Insurance- £448.08 pa

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The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

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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.

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