



Van Diemens Road, CHELMSFORD CM2 9QG

welcome to

Van Diemans Road, CHELMSFORD

Situated within walking distance to Chelmsford City Centre is this well presented two bedroom ground floor maisonette. The property boasts an outside patio area, off street parking and spacious reception space. Early viewings are advised to not miss out on this great property!

Ground Floor Maisonette

Entrance Hall

Lounge

17' 10" x 14' 2" (5.44m x 4.32m)

Kitchen

8' 2" x 7' 11" (2.49m x 2.41m)

Bedroom One

9' 10" x 9' 1" (3.00m x 2.77m)

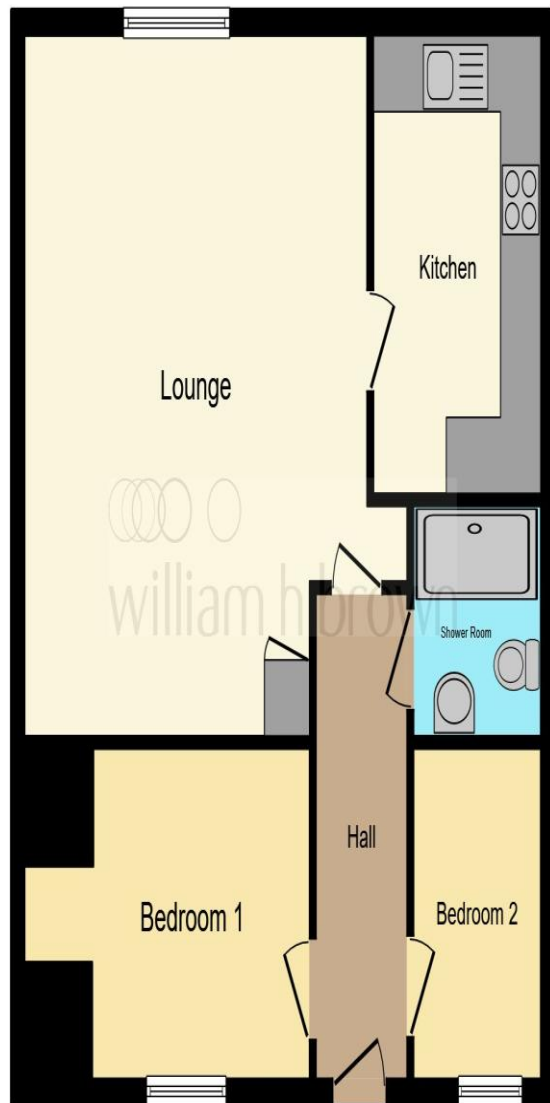
Bedroom Two

9' 1" x 6' 4" (2.77m x 1.93m)

Bathroom

Exterior

Private Patio Garden



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Van Diemens Road,
CHELMSFORD

- Two Bedrooms
- Ground Floor
- Private outside patio area
- One parking space
- Easy access to Chelmsford City Centre

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1759.60

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



view this property online williamhbrown.co.uk/Property/CMS100585



Property Ref:
CMS100585 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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