HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Tamar Rise

Leasehold
Tax Band: B

Chelmsford, CM1 7QN

Asking Price £220,000

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Boasting an EXTENDED LEASE and TWO DOUBLE BEDROOMS is this GROUND FLOOR maisonette. With spacious 14' lounge diner, entrance porch, kitchen, FOUR PIECE BATHROOM, a spacious 13' main bedroom, communal GARDEN SPACE with BRICK-BUILT SHED plus ALLOCATED PARKING with plenty of further parking on street! Located within a short walk to local popular schools, shops and Chelmsford City Centre & mainline train station. Call Hamilton Piers of Springfield to view!







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ACCOMMODATION:

ENTRANCE PORCH:
Part glazed UPVC door into porch, door into lounge diner.

LOUNGE DINER:
14'11" x 10'11" (4.55m x 3.33m)
Double glazed window to front, storage cupboard, radiator, door to kitchen, door to hallway.

KITCHEN:
9'5" x 8'3" (2.87m x 2.51m)
Door and window to rear, storage cupboard, round edge worktop with stainless drainer sink inset, gas hob with extractor over, integrated oven, space for fridge freezer and washing machine, matching wall and base units with wall mounted boiler.

HALLWAY:
Doors to-

BEDROOM ONE:
13'11" x 10'6" (4.24m x 3.20m)
Double glazed window to front, radiator.

BEDROOM TWO:
9'11" x 7'5" (3.02m x 2.26m)
Double glazed window to rear, radiator.

BATHROOM:
6'04" x 6'00"
Double glazed window to rear, bath, shower, pedestal hand basin, low level w/c, heated towel rail, fully tiled.

EXTERIOR:

COMMUNAL GARDEN:
Communal garden to rear.

STORAGE SHED:
Brick storage shed to the rear of the property.

PARKING:
Allocated parking with plenty of on street space available.

LEASEHOLD INFORMATION:
Years remaining on lease- 129 years
Ground Rent & Buildings Insurance- £700 pa
Service Charge- £0





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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