



## Torquay Road

Chelmsford, CM1 6NF

Leasehold  
Tax Band: B

**Asking Price £250,000**



Offered for sale this rarely available and **WELL PRESENTED** two-storey maisonette with **NO CHAIN**, boasting a **PRIVATE REAR GARDEN**, plus entrance hall, lounge, **KITCHEN DINER**, refitted bathroom, 14' **MAIN BEDROOM** with a long 100 year lease.... an ideal property for commuters, first-time buyers, or those retired and looking for something close to local shops & amenities, and on a speedy bus route in to the City Centre.



# Torquay Road, Chelmsford, CM1 6NF

## Entrance:

UPVC entrance door to front, stairs to first floor.

## First Floor:

### Landing:

Doors to kitchen diner, lounge, cupboard.

### Kitchen Diner:

14'2" x 9'10" > 9' (4.32m x 3.00m > 2.74m)

Double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated gas hob with extractor over, low level oven, microwave, fridge freezer, fridge, space for washing machine, radiator, part tiled walls, tiled flooring.

### Lounge:

14'7" > 11'1" x 13'6" (4.45m > 3.38m x 4.11m)

Double glazed window to front, stairs to second floor, radiator.

## Second Floor:

### Landing:

Doors to bedroom two, family bathroom two cupboards, on housing boiler, entrance to dressing room, loft access.

### Bedroom One:

14'03" x 13'04" (4.34m x 4.06m)

Double glazed window to front, radiator.

### Bedroom Two:

10'3" x 7'8" (3.12m x 2.34m)

Double glazed window to rear, radiator.

### Family Bathroom:

6'1" x 5'5" (1.85m x 1.65m)

Refitted bathroom with- Obscure double glazed window to rear, panel bath with shower over, pedestal hand wash basin, low level W/C, fully tiled, chrome towel radiator, vinyl flooring.

## Exterior:

## Garden:

Paved patio rest laid to artificial lawn.

## Leasehold Information:

Years remaining on lease- 98

Service Charge- TBC



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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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