

# Adrians

Sales & Lettings Agents

**For Sale £255,000**



## **Park View Crescent, Chelmsford, CM2 8HX**

This 2 BEDROOM GROUND FLOOR MAISONETTE WITH EXTENDED LEASE, has the benefits of OFF ROAD PARKING for several vehicles to the front and its OWN PRIVATE SOUTHERLY FACING REAR GARDEN! It is well presented throughout and is located in Great Baddow just off Vicarage Lane. It is well presented and could well suit a buyer looking for a bungalow as a more affordable alternative. It comprises an entrance hall, good size lounge, modern fitted kitchen with DIRECT ACCESS to the garden, 2 bedrooms and bathroom. It has gas fired heating by radiators and double glazed windows and AN INTERNAL VIEWING IS HIGHLY RECOMMENDED!



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Front entrance door and double glazed size light leading to

### **ENTRANCE HALL**

Laminate flooring, radiator, coved ceiling, white panelled doors leading through to

### **LOUNGE 3.72m (12'2) x 3.48m (11'5) MAXIMUM**

A good size reception room with laminate flooring, radiator, shelved recess, double glazed window to front, coved ceiling, inset spot lights, doorway to kitchen, door giving access to a deep built in storage cupboard housing the wall mounted gas fired boiler.

### **KITCHEN 4.7m (15'5) x 1.8m (5'11)**

Well fitted with a good range of modern high gloss cream coloured units comprising inset single drainer sink unit with mixer tap, working surfaces with cupboards and drawer units, cooker to remain, fridge freezer and dishwasher by negotiation, washing machine by negotiation is housed in the outhouse, tiled flooring, tiling over worktops, eye level cupboards, double glazed window to rear, door to garden, inset spot lights.

### **BEDROOM ONE 3.49m (11'5) x 3.19m (10'6)**

A most pleasant good size rear room with radiator, double glazed window overlooking the rear garden, coved ceiling, inset spot lights.

### **BEDROOM TWO 2.9m (9'6) x 2.14m (7'0) + DOOR RECESS**

Currently used as an office/dressing room with a radiator, double glazed window to front, coved ceiling, inset spot lights.

### **BATHROOM**

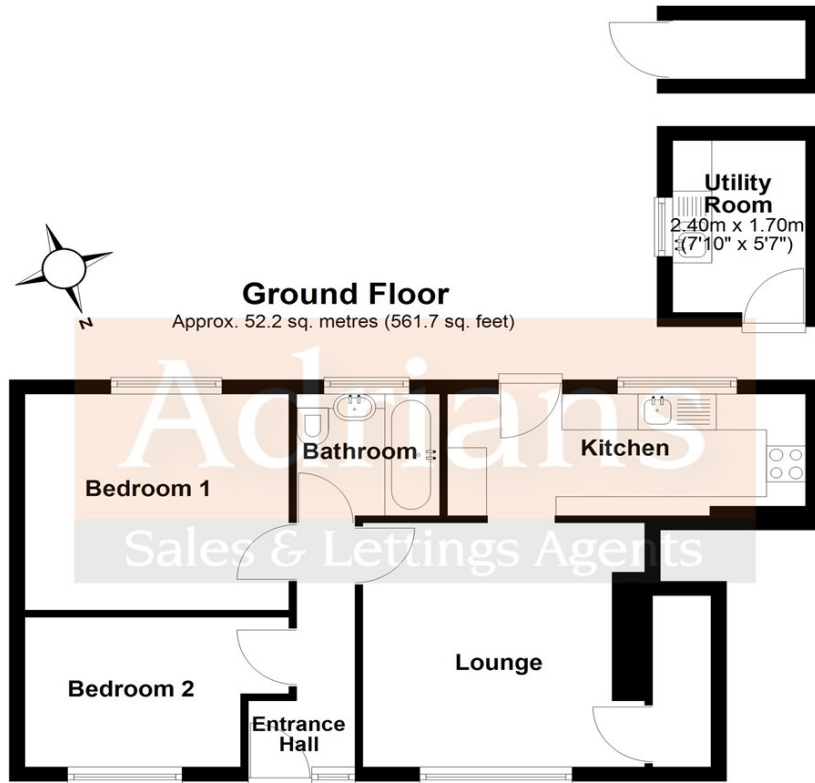
Comprising of a panel enclosed bath with mixer tap, fitted shower with rain head and separate hose, w.c with concealed cistern, vanity wash hand basin with mixer tap, tiled flooring, towel warmer, part tiled walls, double glazed window to rear, inset spot lights, extractor fan.

### **OFF ROAD PARKING**

As previously mentioned, this maisonette has the added benefit of off road parking to the front of the property, sufficient to park several vehicles.

### **GARDEN**

A distinct advantage and benefit of this maisonette is that it has a good size Southerly facing area of its own garden which certainly sets it apart from a lot of other maisonettes. The garden area is mainly laid to lawn, established with shrubs and trees and is quite private. Within the garden there is a brick built storage shed with two access points, one ideal for bikes and the other has a sink unit and is where the washing machine is housed.



Total area: approx. 52.2 sq. metres (561.7 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE  
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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**EPC RATING: C**  
**COUNCIL TAX BAND: A**  
**Leasehold**

**LENGTH OF LEASE: approx. 178 years remaining**

**ANNUAL GROUND RENT: approx. £0**

**ANNUAL SERVICE CHARGE: approx. £646.08**

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**

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**For more information, please contact**

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