



Cricketers Close

Chelmsford, CM1 7BL

Leasehold
Tax Band: B

Asking Price £200,000



Boasting a COMPLETE ONWARD CHAIN* and offering a RECENTLY RE-FITTED kitchen & shower room plus communal gardens and allocated parking is this modern ONE DOUBLE bedroom FIRST FLOOR maisonette. Benefiting from a large walk-in utility/storage cupboard, a 98 YEAR LEASE term remaining plus LOW GROUND RENT. Ideally tucked away in a CUL-DE-SAC location close to all local shops/amenities, bus routes and Broomfield Hospital. Convenient access to Beaulieu Park Station (3.7 miles) and Chelmsford City Centre & Mainline Station. Perfect for first time buyers! Contact Hamilton Piers to view!



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The accommodation, with approximate room sizes, is as follows:

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For further information regarding this property, please contact Hamilton Piers.

GROUND FLOOR ENTRY:

Secure main entry door with stairs to first floor:

FIRST FLOOR ACCOMMODATION:

HALLWAY:

Double glazed window to front aspect, large walk-in utility/storage cupboard, radiator, wood flooring.

LOUNGE / DINER:

12'2 x 12'0 (3.71m x 3.66m)

Double glazed windows to front and rear aspects, radiator, wood flooring.

KITCHEN:

13'8 x 7'8 (4.17m x 2.34m)

Double glazed windows to front and side aspects, a series of matching base and wall units, edged work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, induction hob with extractor hood over, integrated fridge/freezer, space for washing machine and dishwasher, radiator, tiled flooring.

BEDROOM:

12'5 x 8'9 (3.78m x 2.67m)

Double glazed window to rear aspect, radiator, wood flooring.

SHOWER ROOM:

Opaque double glazed window to front aspect, double shower unit set behind glass enclosure, low level WC, vanity wash hand basin, heated towel rail, wood flooring.

EXTERIOR:

COMMUNAL GARDENS:

Communal gardens mainly laid to lawn for residents use.

ALLOCATED PARKING:

Allocated parking for one vehicle to property frontage.

AGENTS NOTES:



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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