



## Fawkner Close

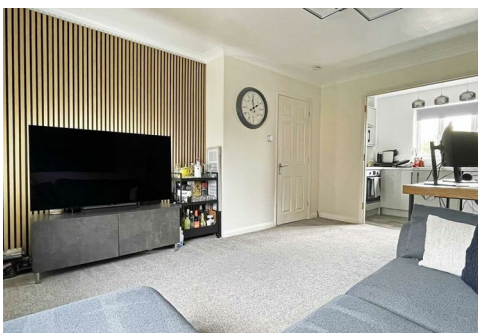
Chelmsford, CM2 6UP

**£250,000**

Leasehold  
Tax Band: B



Rarely available, being only 1 of 2 in a detached building, is this immaculately presented TWO BEDROOM maisonette - with only one other downstairs resident and a SHARED REAR GARDEN between both properties!! Boasting a BRIGHT & SPACIOUS LOUNGE and the adjoining MODERN KITCHEN, two good-sized bedrooms, RE-FITTED BATHROOM, ample storage with built in wardrobes & LOFT SPACE, and ALLOCATED PARKING with further visitor bays to the rear of the property. Located in a quiet cul-de-sac, a short walk from local schools & shops with easy access to the CITY CENTRE & MAINLINE STATION, with low service charges. Call Hamilton Piers to book your viewing today!!!



# Fawkner Close, Chelmsford, CM2 6UP

## ENTRANCE:

Composite entrance door into porch space with stairs to first floor accommodation.

## FIRST FLOOR ACCOMMODATION:

### HALLWAY:

Double glazed window to side, loft hatch, airing cupboard, electric radiator, doors to-

### BEDROOM ONE:

10'09" x 9'10" (3.28m x 3.00m)

Double glazed window to front, built in wardrobes, electric radiator.

### BEDROOM TWO:

9'04" x 6'05" (2.84m x 1.96m)

Double glazed to rear, electric radiator, wood effect flooring.

### LOUNGE DINER:

15'01" x 11'05">10'01" (4.60m x 3.48m>3.07m)

Dual aspect double glazed window to front and rear, panelled feature wall, electric radiator, opening to kitchen.

### KITCHEN:

10'01" x 6'01" (3.07m x 1.85m)

Dual aspect double glazed window to front and rear, Square edge worktops with composite drainer sink inset, electric hob with extractor over, integrated oven, space for washing machine and fridge freezer, matching wall and base units, vinyl flooring.

### BATHROOM:

6'11" x 6'05" (2.11m x 1.96m)

Double glazed window to rear, P shaped bath with rainfall shower over- fully tiled, pedestal hand basin, low level w/c. chrome heated towel rail, vinyl flooring.

## EXTERIOR:

### REAR GARDEN:

Private rear garden shared with the one only other downstairs resident, brick wall to border, access gate to rear, laid to lawn.

## PARKING & LEASHOLD INFORMATION:

Allocated parking for one vehicle with further visitor bays to rear of property.

Years remaining on lease- 86

Ground rent- £50 PA

Service charge- £1125 PA



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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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