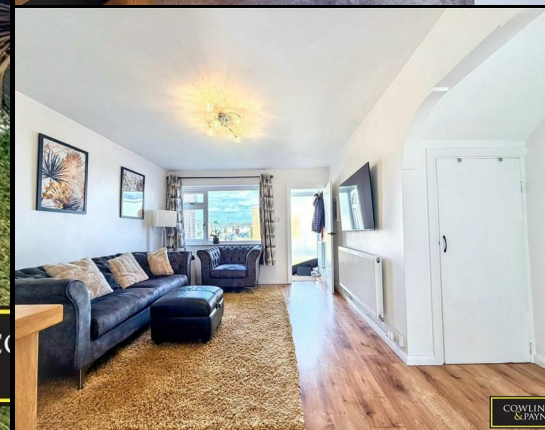


RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Tamar Rise, Chelmsford
Asking Price £230,000

An excellent opportunity to purchase this beautifully presented two bedroom maisonette situated in a sought after location. Offering spacious accommodation and maintained in good condition throughout, this fantastic home is perfect for first-time buyers, professionals, investors, or those looking to downsize.

The property features a bright and welcoming living area, a well-appointed kitchen, two generously sized bedrooms, and a modern family bathroom, all thoughtfully laid out to provide comfortable and practical living. Both the windows on the living room & bedroom benefit from having privacy film on the front windows, helping to ensure privacy so people cant see into the house from the road.

One of the standout advantages of this property is the completed onward chain, allowing for a smoother and potentially quicker transaction for prospective purchasers.

Ideally located within easy reach of Chelmsford city centre, excellent transport links, local amenities, and highly regarded schools, Tamar Rise is a popular residential location offering convenience and a great lifestyle.

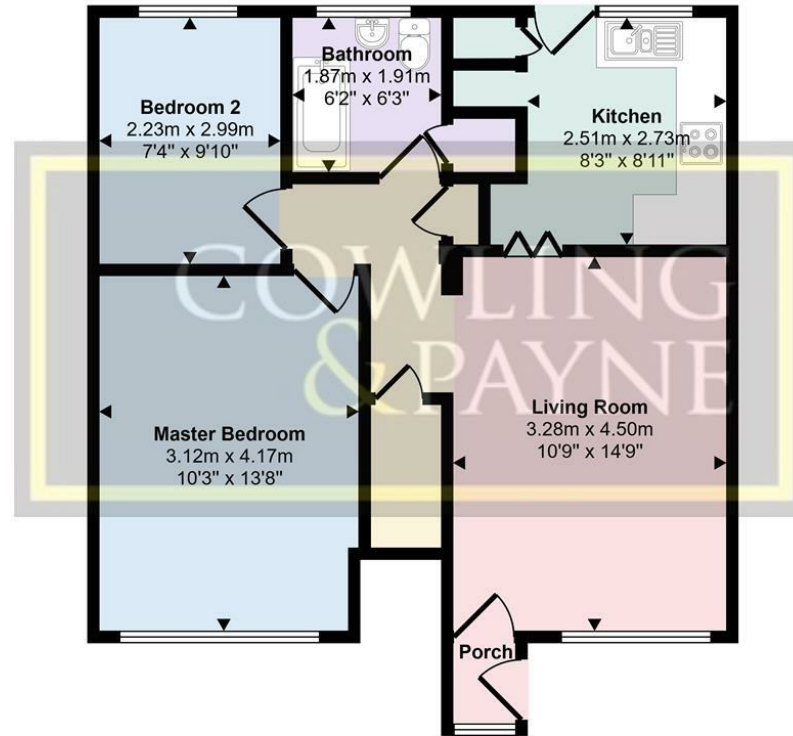
Properties in this location are always in demand, so early viewing is highly recommended to fully appreciate everything this superb home has to offer.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Approx Gross Internal Area
56 sq m / 602 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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