

## Wilshire Avenue, Chelmer Village, Chelmsford

£260,000

2 1 1

- Beautifully presented first-floor maisonette
- Two well-proportioned bedrooms
- High-specification finish throughout
- Spacious dual-aspect lounge/dining room
- Modern, well-appointed kitchen
- Family bathroom
- FULLY ESTABLISHED PRIVATE REAR GARDEN
- Private driveway with parking for two vehicles
- Popular Chelmer Village location
- Convenient access to Chelmsford City Centre, transport links and local amenities

# Stylish, Sophisticated and Ready to Impress!

# Two-Bedroom First-Floor Maisonette | Chelmer Village | High-Specification Finish | Private Garden | Parking for Two Cars

Looking for a home that ticks all the boxes without adding a long renovation project to your to-do list? Then this little beauty in Chelmer Village could be just what you've been waiting for!

Beautifully presented and finished to a high specification throughout, this stylish two-bedroom first-floor maisonette proves that great things really can come in maisonette-sized packages. With contemporary interiors, a private driveway for two cars and a FULLY ESTABLISHED PRIVATE REAR GARDEN, there's plenty here to get excited about!

Let's take a look around...

A Lounge Made for Living

The generous dual-aspect lounge and dining room is a real highlight, offering a bright and welcoming space to unwind after a long day, entertain friends or settle in for a cosy evening. There's ample room for your sofa, dining table and all the little touches that make a house feel like home.

A Kitchen with Style and Substance

The adjoining kitchen combines modern presentation with everyday practicality, featuring a stylish range of wall and base units, generous worktop space and a four-ring electric hob with oven and grill below. There's also space for a fridge freezer and washing machine — because even the most stylish homes need somewhere to put the laundry!

Two Bedrooms, Endless Possibilities

The two well-proportioned bedrooms offer flexibility to suit your lifestyle. Whether you're looking for a peaceful principal bedroom, a welcoming guest room or that all-important home office, there's room to make the space work for you.

A Bathroom to Start and End the Day

The family bathroom is fitted with a panel-enclosed bath, low-level WC and wash hand basin, providing everything you need for your daily routine.

Your Own Little Outdoor Escape

Now, here's a feature worth shouting about! The property benefits from a FULLY ESTABLISHED PRIVATE REAR GARDEN, offering a lovely outdoor retreat for summer evenings, weekend entertaining, a spot of gardening or simply enjoying a little peace and quiet. With a garden shed providing additional storage, there's room for both your outdoor essentials and your green-fingered ambitions.

Two Cars? No Problem!

Forget the daily parking puzzle. This property comes with its own private driveway providing off-street parking for two vehicles — a particularly welcome bonus in such a convenient location.

Location, Location, Location

Chelmer Village is a popular and well-established neighbourhood, ideally placed for Chelmsford City Centre, Chelmer Village Retail Park and a wide range of local amenities. Regular bus services, Chelmsford railway station, Beaulieu Park railway station and convenient access to the A12 make getting around that little bit easier.

Whether you're commuting, shopping, meeting friends or enjoying everything Chelmsford has to offer, this location puts plenty within easy reach.

Annual Service Charge: £2,200.00
Annual Ground Rent: £142.40
Length of Lease: approximately 87 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.