HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Cumberland Crescent

Chelmsford, CM1 4AJ

£250,000

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Boasting its OWN 37' LANDSCAPED REAR GARDEN, driveway PARKING FOR 3 CARS, two large double bedrooms, and a REFITTED MODERN KITCHEN & BATHROOM is this very spacious first floor maisonette, also offering a LARGE 19'11' LOUNGE with dining area, BALCONY & an OPEN FIREPLACE, a spacious hallway, a LONG LEASE, and extremely low service charges!!!

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GROUND FLOOR:-

ENTRANCE HALL:
Entrance door opening to initial lobby with stairs to first floor, tall window to rear overlooking gardens, smart wall heater.

FIRST FLOOR ACCOMMODATION:-

HALLWAY:
Double glazed window to side, loft access to large loft space, wood effect flooring, smart wall heater, doors to all accommodation.

LOUNGE DINER: (19'11" x 13'5" > 8'10")
Double glazed window to rear, double glazed door to front opening to PRIVATE BALCONY, brick open fireplace, wood effect flooring, two smart wall heaters.

KITCHEN: (9'3" x 7'4")
Double glazed window to rear, recently reftted modern kitchen with a stylish range of wall and base units, square edge workstops with sink inset, built in stainless steel oven, induction hob & extractor hood, space for fridge freezer and dishwasher.

BEDROOM ONE: (12'10" x 10'8")
Double glazed window to front, smart wall heater.

BEDROOM TWO: (12'10" x 8'9")
Double glazed window to front, smart wall heater.

BATHROOM:
Obscure double glazed window to rear, recently refitted modern bathroom with panelled bath with shower over, vanity wash hand basin, low level WC, chrome towel radiator, tiled to floor and walls.

EXTERIOR:

FRONT GARDEN:
To the front of the property is the lawned frontage with hardstanding driveway adjacent, providing private driveway parking for 3 cars.
Access to side to entrance door and original storage sheds.

REAR GARDEN:
A landscaped private rear garden that measures 37' approx and is mainly laid to lawn, with Indian Sandstone pathway and rear patio, plus further shed.

LEASEHOLD DETAILS:
We have been advised by the vendor that the lease has 96 years remaining approx.
The service charge is only £97 per quarter!!!

AGENTS NOTES
If you have any further questions regarding this property, please call .

Council Tax Band: B

DISCLAIMER:
At Hamilton Piers we aim to ensure our sales 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. No guarantee as to their operating ability or efficiency is given. All measurements are a guide only and, therefore, can be approximated in some cases. 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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