HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Tamar Rise

Leasehold
Tax Band:

Chelmsford, CM1 7QL

£230,000

2 1 1

Offered for sale is this GROUND FLOOR maisonette, boasting a spacious lounge, TWO DOUBLE BEDROOMS, modern kitchen and bathroom, EXTENDED LEASE, an ENCLOSED PRIVATE REAR GARDEN, LOW MAINTENANCE CHARGES, parking space & storage shed and ideally located within WALKING DISTANCE TO THE CITY CENTRE and popular local schooling!

Tamar Rise, Chelmsford, CM1 7QL

Ground Floor:

Entrance Porch:
UPVC entrance door to side, door to lounge.

Lounge:
15' x 14'2" > 11' (4.57m x 4.32m > 3.35m)
Double glazed window to front, doors to kitchen, inner hall, cupboard, electric radiator.

Kitchen:
8'11" x 8'3" (2.72m x 2.51m)
Double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, electric hob with extractor over, space for washing machine, fridge freezer, under counter freezer, electric radiator, cupboard, part tiled walls, wood effect flooring.

Inner Hall:
Doors to bedroom one, bedroom two, bathroom, cupboard.

Bedroom One:
13'11" x 10'4" (4.24m x 3.15m)
Double glazed window to front, electric radiator.

Bedroom Two:
10'2" x 7'3" (3.10m x 2.21m)
Double glazed window to rear, electric radiator.

Bathroom:
6'5" x 6' (1.96m x 1.83m)
Obscure double glazed window to rear, p shaped bath with shower over, low level W/C, vanity hand wash basin, airing cupboard, tiled walls and flooring.

Exterior:
This property comes with a parking space and shed.

Rear Garden:
Paved patio to immediate rear, gated side access, rest laid to lawn.

Leasehold Information:
Years Remaining: 121 approx.
Building Insurance: £515 Per Annum.
Ground Rent: £150 Per Annum.

Agent Notes:
Council Tax Band: B

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX
01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

The Property Ombudsman
THE GUILD PROPERTY PROFESSIONALS
Zoopla.co.uk
rightmove
OnTheMarket.com