



## Bodmin Road

Chelmsford, CM1 6LJ

**£260,000**

Leasehold  
Tax Band: B



Being sold with a COMPLETE CHAIN is this IMMACULATE & SPACIOUS TWO STOREY maisonette boasting TWO DOUBLE BEDROOMS, re-fitted bathroom, loft, MODERN KITCHEN DINER, spacious lounge, garage, PRIVATE REAR GARDEN and ideally located within WALKING DISTANCE TO THE CITY CENTRE and popular local schooling!



# Bodmin Road, Chelmsford, CM1 6LJ

## Entrance:-

UPVC entrance door to front, stairs to first floor.

## First Floor:-

### Landing:

Doors to kitchen diner, lounge, cupboard.

### Kitchen Diner:

14'1" x 9'7" > 8'9" (4.29m x 2.92m > 2.67m)

Double glazed window and door to rear, range of wall and base units, square edge quartz work surfaces with sink inset, integrated low level oven, induction hob with extractor over, dishwasher, space for fridge freezer, washing machine, boiler to cupboard, radiator, Amitico flooring.

### Lounge:

14'2" > 11' x 13'2" (4.32m > 3.35m x 4.01m)

Double glazed window to front, stairs to second floor, radiator.

## Second Floor:-

### Landing:

Doors to bedroom one, bedroom two, bathroom, loft access, two cupboards.

### Bedroom One:

14'1" x 13'5" (4.29m x 4.09m)

Double glazed window to front, radiator.

### Bedroom Two:

10' x 7'7" (3.05m x 2.31m)

Double glazed window to rear, radiator.

### Bathroom:

6'1" x 5'6" (1.85m x 1.68m)

Obscure double glazed window to rear, panel bath with shower over, wall mounted hand wash basin, low level W/C, radiator, part tiled walls, tiled flooring.

## Exterior:-

The rear of the property is accessed from a private road to

the side of the terrace. To the rear is the private parking area, with ample allocated residents parking.

## Rear Garden:

Laid to lawn with mature shrubs to border.

## Garage & Parking:

On street parking available, residents private parking to rear, garage with up and over door.

## Leasehold Information:

Lease length: 126 years remaining

Service Charges: £0

Ground Rent: £0

Building Insurance: £500 Per Annum

## Agents Notes:

Council Tax Band: B

In accordance with the Estate Agents Act 1979 we are obliged to state that the owner of this home is a relative or staff member of Hamilton Piers or it's subsidiaries.

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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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