HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

# Springfield Road

Freehold
Tax Band: D

## Chelmsford, CM2 6JG

**£280,000**

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Unusually, with it's OWN PRIVATE GARDEN, is this EXECUTIVE GROUND FLOOR MAISONETTE in a superb city centre location set back from the main road, for sale with NO ONWARD CHAIN! Boastinng TWO DOUBLE BEDROOMS, a stunning OPEN PLAN LIVING AREA, allocated barrier controlled parking, all within a VERY SHORT WALK of Chelmsford high street & mainline train station.

# Springfield Road, Chelmsford, CM2 6JG

## Ground Floor:

### Entrance Hall:
Composite entrance door to front, doors to open plan living area, bedroom one, bedroom two, bathroom, cupboard, radiator, wood effect flooring.

### Open Plan Living Area:
18'3" x 12'10" (5.56m x 3.91m)
Double glazed window and french doors to rear, radiator, wood effect flooring, open plan to:-

### Kitchen:
Range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, hob with extractor over, microwave, fridge freezer, washing machine, part tiled walls.

### Bedroom One:
10'10" x 9'8" (3.30m x 2.95m)
Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Two:
12'8" x 7'3" > 6'7" (3.86m x 2.21m > 2.01m)
Double glazed window to side, radiator.

### Bathroom:
9'8" > 6'2" x 5'7" (2.95m > 1.88m x 1.70m)
Panel bath with shower over, wall mounted hand wash basin, low level W/C, chrome towel radiator, part tiled walls, tiled flooring.

## Exterior:

### Rear Garden:
Paved patio area with gated side access, with the rest laid to lawn.

### Parking:
Allocated parking space within the residents barrier controlled car park.

### Leasehold Information:
Years Remaining: Approx 118.
Service Charge: £1200 Per Annum.
Ground Rent: £300 Per Annum.

### Agent Notes:
Council Tax Band: D

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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.