



Tamar Rise

Chelmsford, CM1 7QN

Guide Price £220,000

Leasehold
Tax Band: B



Offered for sale is this **IMMACULATE** first floor maisonette, boasting **TWO DOUBLE BEDROOMS**, spacious lounge, modern kitchen and bathroom, **EXTENDED LEASE** and very reasonable service charges, within a short walk to local excellent schools, shops and Chelmsford mainline train station, also with the benefit of a storage shed & parking space / garage plot, call Hamilton Piers of Springfield to view!



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ENTRANCE:

Composite entrance door to front, stairs to first floor, radiator, wood effect flooring.

FIRST FLOOR:

LANDING:

Doors to lounge, bedroom one, bedroom two, family bathroom, radiator.

LOUNGE:

Double glazed window to front, door to kitchen, radiator.

KITCHEN:

9'3" > 8'2" x 8'11" (2.82m > 2.49m x 2.72m)

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge freezer, washing machine, cooker with extractor over, two cupboards, part tiled walls, tiled flooring.

BEDROOM ONE:

14' x 10'5" (4.27m x 3.18m)

Double glazed window to front, cupboard, radiator.

BEDROOM TWO:

10' x 7'6" (3.05m x 2.29m)

Double glazed window to rear, radiator.

BATHROOM:

6'2" x 6'1" (1.88m x 1.85m)

Obscure double glazed window to rear, p shaped bath with shower over, low level W/C, vanity hand wash basin, chrome towel radiator, tiled walls and flooring.

EXTERIOR:

Well kept communal gardens, storage shed and parking space / garage plot.

LEASEHOLD INFORMATION:

Years Remaining: 122 Approx

AGENT NOTES:

Council Tax Band: B



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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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