HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



# Tamar Rise

Leasehold
Tax Band: B

Chelmsford, CM1 7QN

**Asking Price £225,000**

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Boasting an EXTENDED LEASE and TWO DOUBLE BEDROOMS is this very well presented GROUND FLOOR maisonette. With a 14' spacious lounge, re-fitted kitchen & bathroom, entrance porch, a spacious 13' main bedroom, plus GARDEN SPACE with BRICK-BUILT SHED and ALLOCATED PARKING! Located within a short walk to local popular schools, shops and Chelmsford City Centre & mainline train station. Call Hamilton Piers of Springfield to view!







# Tamar Rise, Chelmsford, CM1 7QN

## ACCOMMODATION:

## ENTRANCE PORCH:
New part glazed composite entrance door into small porch area, wood effect flooring, door to lounge.

## LOUNGE DINER:
14'10" x 10'11" (4.52m x 3.33m)
Double glazed window to front, storage cupboard, radiator, wood effect flooring, doors to kitchen and hall.

## KITCHEN:
8'03" x 8'02" (2.51m x 2.49m)
Double glazed window and door to rear onto garden space, round edge worktops with stainless drainer sink inset, electric hob with extractor over, matching wall and base units, integrated double oven, under counter fridge, space for dishwasher, storage cupboards, wood effect flooring.

## HALLWAY:
Storage cupboard, wood effect flooring, doors to bedroom one, bedroom two and bathroom.

## BEDROOM ONE:
13'10" x 10'05" (4.22m x 3.18m)
Double glazed window to front, built in wardrobes, wood effect flooring, radiator.

## BEDROOM TWO:
9'11" x 7'04" (3.02m x 2.24m)
Double glazed window to side, wood effect flooring, radiator.

## BATHROOM:
6'04" x 6'00" (1.93m x 1.83m)
Double glazed window to rear , bath with shower over, fully tiled, pedestal hand basin, low level w/c, vinyl flooring, airing cupboard, storage cupboard.

## EXTERIOR:

## GARDEN SPACE:
Private, small paved seating area to immediate rear, with laid to lawn area to right hand side.

## STORAGE SHED:
Brick storage shed to rear of the property.

## FRONTAGE & PARKING:
Large laid to lawn front garden which wraps around the side of property, allocated parking on block to the rear of the property, on street parking avaiable.

## LEASEHOLD INFORMATION:
122 years remaing on lease.
Ground Rent- £200 pa
Buildings insurance- £260pa





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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.