



## Wear Drive

Chelmsford, CM1 7PT

**£230,000**

Leasehold  
Tax Band: B



Boasting its OWN FRONT & REAR GARDEN areas and an EXTENDED 168 YEAR LEASE is this well presented GROUND FLOOR MAISONETTE, featuring a modern bathroom, TWO DOUBLE BEDROOMS, refitted kitchen, spacious lounge, entrance porch, RECENTLY INSTALLED uPVC WINDOWS & DOORS, and within a short walk to highly regarded local schooling shops, the CITY CENTRE & station. Contact Hamilton Piers of Springfield to view today.



## Ground Floor:

Mainly laid to lawn, gated access to rear garden.

## Entrance Porch:

UPVC door to side, door to lounge, tiled flooring.

## Lounge:

14'11" x 11' (4.55m x 3.35m)

Double glazed window to front, door to kitchen, cupboard, radiator, wood effect flooring, entrance to inner hall.

## Kitchen:

8'10" x 8'3" (2.69m x 2.51m)

UPVC entrance door and double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, gas hob with extractor over, space for fridge freezer, washing machine, radiator, part tiled walls, tiled flooring.

## Inner Hall:

Doors to bedroom one, bedroom two, bathroom, wood effect flooring.

## Bedroom One:

14' x 10'6" (4.27m x 3.20m)

Double glazed window to front, radiator.

## Bedroom Two:

10'1" x 7'6" (3.07m x 2.29m)

Double glazed window to rear, radiator, wood effect flooring.

## Bathroom:

6'4" x 6'1" (1.93m x 1.85m)

Obscure double glazed window to rear, p shaped bath with shower over, pedestal hand wash basin, low level W/C, radiator, two cupboards, tiled walls.

## Exterior:

The property benefits from a rear garden, front garden, garage and storage shed.

## Rear Garden:

Gated rear access, mainly laid to lawn.

## Front Garden:



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