



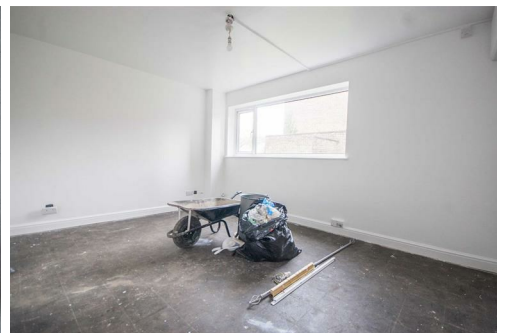
## Waveney Drive

Chelmsford, CM1 7PJ

**£230,000**



Having been **RENOVATED THROUGHOUT**, and due to shortly be fitted with **NEW CARPET & FLOORING**, is this **IMMACULATE** ground floor maisonette within walking distance to the **CITY CENTRE**. Boasting **TWO DOUBLE BEDROOMS**, spacious lounge, **BRAND NEW KITCHEN & BATHROOM**, gas central heating garage in block and an **EXTENDED LEASE** with very low ground rent charges. View today!



# Waveney Drive, Chelmsford, CM1 7PJ

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## Ground Floor:-

### Entrance Hall:

UPVC entrance door to side, doors to kitchen, lounge, bedroom one, bedroom two, bathroom, two cupboards, radiator, to be fitted with wood effect flooring.

### Kitchen:

11'6" x 7'2" (3.51m x 2.18m)

Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, induction hob with extractor over, boiler to wall, space for fridge freezer, washing machine, dishwasher, part tiled walls, to be fitted with wood effect flooring.

### Lounge:

14'2" x 12'3" > 10'9" (4.32m x 3.73m > 3.28m)

Dual aspect double glazed windows to rear and side, two radiators, to be fitted with carpets.

### Bedroom One:

14'2" > 10'5" x 12'11" (4.32m > 3.18m x 3.94m)

Double glazed window to front, radiator, cupboard, to be fitted with carpets.

### Bedroom Two:

10'9" x 9'2" (3.28m x 2.79m)

Dual aspect double glazed windows to side and rear, radiator, to be fitted with carpets.

### Bathroom:

7'8" x 4'10" (2.34m x 1.47m)

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

### Exterior:-

Well kept communal gardens, parking available on street, permit parking.

### Leasehold Information:-

Approximately 150 years remaining on the lease.



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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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