HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Kings Road

Leasehold
Tax Band: A

Chelmsford, CM1 2BD

£190,000

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Offered for sale with NO ONWARD CHAIN is this SPACIOUS first floor MAISONETTE. With an OPEN PLAN LIVING AREA with modern kitchen, TWO GOOD SIZED BEDROOMS, re-fitted family bathroom, and located ideally within WALKING DISTANCE TO THE CITY CENTRE, local schools and shops/amenities. Contact Hamilton Piers to view today!

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Entrance:
Composite entrance door to front, stairs to first floor.

First Floor:

Landing:
Doors to open plan living area, bedroom one, bedroom two, family bathroom.

Open Plan Living Area:
14'3" x 10'9" > 9'2" (4.34m x 3.28m > 2.79m)
Two double glazed windows 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 hob with extractor over, low level oven, space for washing machine, fridge freezer.

Bedroom One:
11'2" x 10'6" (3.40m x 3.20m)
Two double glazed window to front, radiator, wood effect flooring.

Bedroom Two:
9'2" > 6' x 7'6" (2.79m > 1.83m x 2.29m)
Double glazed window to front, radiator, cupboard wood effect flooring.

Family Bathroom:
6'11" x 5'10" (2.11m x 1.78m)
Obscure double glazed window to rear, panel bath with shower over, pedestal hand wash basin, low level W/C, tiled walls, tiled flooring.

Rear Garden:
Shared with the corresponding ground floor maisonette, having mature shrubs to border, rest laid to lawn.

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.