



Tamar Rise

Springfield, Chelmsford, CM1 7QL

Guide Price £200,000



Offering an EXTENDED LEASE, a garage in block, and TWO GOOD-SIZED BEDROOMS is this spacious first floor maisonette within WALKING DISTANCE TO THE CITY CENTRE and offered for sale with no onward chain. Also offering a spacious lounge, REFITTED KITCHEN & BATHROOM, front & rear garden areas, and NO SERVICE CHARGES!!



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE HALL:

UPVC entrance door to front, stairs to first floor, tiled flooring.

FIRST FLOOR:-

LANDING / HALL:

Storage cupboard, doors to all accommodation, radiator.

LOUNGE: (14'9" x 10'9")

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

KITCHEN: (9'3" x 8'1" x 9')

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

BEDROOM ONE: (13'11" x 10'6")

Double glazed window to front, built in wardrobe, radiator, cupboard.

BEDROOM TWO: (10'3" x 7'6")

Double glazed window to rear, radiator.

BATHROOM:

Obscure double glazed window to rear, panelled bath with shower over, low level W/C, pedestal hand wash basin, airing cupboard, further cupboards, part tiled walls, tiled flooring.

EXTERIOR:-

FRONT GARDEN:

Small lawned front garden area, unrestricted on street parking to the immediate front.

REAR GARDEN:

Small lawned garden area to rear (currently not enclosed), single garage in block.

LEASEHOLD INFORMATION:

Approx 95 years remaining on lease.

Ground rent (inc buildings insurance) approx £400 per annum.

AGENTS NOTES:

Viewings strictly by appointment only - please call Hamilton Piers to view (your area's multi award winning property experts).

DISCLAIMER:

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