



## Earlsfield Drive

Chelmsford, CM2 6SX

**£240,000**

Leasehold  
Tax Band:



Offered for sale is this **IMMACULATELY PRESENTED** ground floor **MAISONETTE** boasting two good sized bedrooms, **SPACIOUS LOUNGE DINER**, modern kitchen and bathroom, **ALLOCATED PARKING**, plus visitors parking and well kept communal gardens. View today!



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## Ground Floor:

### Entrance Porch:

UPVC entrance door to front, door to lounge diner.

### Lounge Diner:

21'1" x 9'7" (6.43m x 2.92m )

Dual aspect double glazed windows to front and rear, doors to kitchen, hallway

### Kitchen:

8'7" x 6' (2.62m x 1.83m)

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

### Hallway:

Doors to bedroom one, bedroom two, bathroom, cupboard.

### Bedroom One:

10'2" x 8'8" (3.10m x 2.64m)

Double glazed window to front.

### Bedroom Two:

8'10" x 6'9" (2.69m x 2.06m)

Double glazed window to front, utility cupboard with plumbing for washing machine and tumble dryer.

### Bathroom:

Obscured double glazed window to rear, panel bath with shower over, pedestal hand wash basin, low level W/C, part tiled walls, wood effect flooring.

### Leasehold Information:

Years Remaining: TBC

Service charge, buildings insurance & ground rent: £131.60  
PCM

### Agents Notes:

Council Tax Band: B



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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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