



Tamar Rise

Springfield, Chelmsford, CM1 7QN

Asking Price £187,500



Boasting an EXTENDED LEASE and a SINGLE GARAGE is this first-floor maisonette that REQUIRES UPDATING THROUGHOUT..... for sale with NO ONWARD CHAIN! Offering a spacious lounge, TWO GOOD-SIZED BEDROOMS, a GARDEN AREA to the rear, and ideally located within WALKING DISTANCE TO THE CITY CENTRE and popular local schooling!



Tamar Rise, Springfield, Chelmsford, CM1 7QN

Boasting an EXTENDED LEASE, a single GARAGE, and for sale with NO ONWARD CHAIN is this first-floor maisonette that REQUIRES UPDATING THROUGHOUT (already reflected in the price).

Offering a private entrance hall, spacious lounge, TWO GOOD-SIZED BEDROOMS (including a LARGE 13'10" MASTER BEDROOM!!), a fitted kitchen, bathroom fitted with the original suite, a GARDEN AREA to the rear, on street parking to the immediate front, and ideally located within WALKING DISTANCE TO THE CITY CENTRE (along the Bunny Walks / River Chelmer), shops, and popular local schooling!

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

GROUND FLOOR:-

ENTRANCE HALL:

UPVC entrance door to front, stairs to first floor.

FIRST FLOOR:-

LANDING / HALL:

Storage cupboard, doors to all accommodation.

LOUNGE: (14'11" x 10'11")

Double glazed window to front, door to:

KITCHEN: (8'11" x 8'3")

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/further appliance, storage cupboards.

BEDROOM ONE: (13'10" x 10'5")

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

BEDROOM TWO: (10'1" x 7'5")

Double glazed window to rear.

BATHROOM:

Obscure double glazed window to rear, panelled bath, low level wc, pedestal wash basin, storage cupboards.

EXTERIOR:-

FRONT GARDEN:

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

REAR GARDEN:

Small lawned garden area to rear (not enclosed) with small brick built shed.

LEASEHOLD INFORMATION:

Approx 93 years remaining on lease (previously extended).

Ground rent (inc buildings insurance) approx £616 per annum (ground rent of £140 pa and insurance of £476.91)

AGENTS NOTES:

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

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At Hamilton Piers we aim to ensure our sales 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. No guarantee as to their operating ability or efficiency is given. All measurements are a guide only and, therefore, can be approximated in some cases. 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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