



## Colyers Reach

Chelmsford, CM2 6RW

**£210,000**

Leasehold  
Tax Band:



Being sold with NO ONWARD CHAIN is this end terraced TWO BEDROOM leasehold home, boasting a SPACIOUS OPEN PLAN LIVING AREA with fitted kitchen, refitted shower room, private residents parking and well kept communal gardens and play area. Ideally located a short walk to local schools & shops at the village square, plus easy access to the city centre. Contact Chelmer Village's local property experts, Hamilton Piers, to view!



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## Entrance:

UPVC entrance door, open to:-

## Open Plan Living Area:

16'4" x 13'1" (4.98m x 3.99m)

Triple aspect double glazed windows to front, side and rear, stairs to first floor, wood effect flooring, open plan to:-

## Kitchen:

Range of wall and base units, rolled edge work surfaces with sink inset, integrated fridge freezer, washing machine, low level oven, hob with extractor over.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, shower room.

### Bedroom One:

9'9" x 7'10" (2.97m x 2.39m)

Double glazed window to front, cupboard.

### Bedroom Two:

8'4" x 6'6" (2.54m x 1.98m)

Double glazed window to side.

### Shower Room:

7'6" x 6'3" (2.29m x 1.91m)

Fully tiled shower cubicle, pedestal hand wash basin, low level W/C, tiled walls and flooring.

## Exterior:

Well kept gardens to front, private residents parking.

## LEASEHOLD INFORMATION:-

Service charge approx £1800 PA

Ground Rent £100 PA



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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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