



## Foremans, Roxwell Road

Chelmsford, CM1 2GQ

Leasehold  
Tax Band:

**£350,000**



Offered for sale with NO ONWARD CHAIN is this IMMACULATE & DECEPTIVELY SPACIOUS three bedroom property with EN-SUITE to master, modern family bathroom, IMPRESSIVE 22'9" LOUNGE DINER, garage & parking to rear, all within a SHORT WALK to Chelmsford city centre & mainline train station.



# Foremans, Roxwell Road, Chelmsford, CM1 2GQ

## Ground Floor:

Entrance door to communal entrance, door to property entrance, open to lounge diner.

## Lounge Diner:

22'9" x 13'8" > 10'8" (6.93m x 4.17m > 3.25m)

Double glazed window to front, door to kitchen, feature fireplace, two radiators, cupboard, wood flooring.

## Kitchen:

9'5" x 7'2" (2.87m x 2.18m)

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

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, bedroom three, family bathroom, cupboard, radiator.

### Bedroom One:

16'7" > 14'5" x 15'8" (5.05m > 4.39m x 4.78m)

Two double glazed windows to side, door to en-suite, fitted wardrobes, two radiators.

### En-Suite:

5'11" x 4' (1.80m x 1.22m)

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

### Bedroom Two:

19'5" > 10' x 14'3" (5.92m > 3.05m x 4.34m)

Two double glazed windows to front, cupboard, two radiators.

### Bedroom Three:

7'3" x 7'1" (2.21m x 2.16m)

Double glazed window to rear, radiator.

## Family Bathroom:

7'8" x 6' (2.34m x 1.83m)

Panel bath with shower over, fully tiled shower cubicle, low level W/C, vanity hand wash basin, radiator, tiled walls and flooring.

## Exterior:

Garage with parking to front, communal garden area.

## Leasehold Information:

Years Remaining: 117 Approx.

Service Charge: £1400 Per annum.

Ground Rent: £25 Per annum.



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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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