HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Cricketers Close

Chelmsford, CM1 7BL

Guide Price £218,000

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Boasting TWO GOOD-SIZED BEDROOMS, a generous lounge and a SPACIOUS KITCHEN is this rarely available GROUND-FLOOR MAISONETTE offered for sale by Chelmsford's leading agent, Hamilton Piers. Also offering a spacious entrance hall with several storage cupboards, fitted bathroom, gas central heating with recently installed boiler, residents parking, and well kept communal lawns. VIEW TODAY!

Cricketers Close, Chelmsford, CM1 7BL

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

GROUND FLOOR:-

ENTRANCE HALL:
Entrance door to front, wood effect floor, radiator, walk-in storage cupboard, two further storage cupboards (one with space for tumble dryer), doors to:

LOUNGE DINER: (15'4" X 11'10")
Double glazed window to rear, wood effect floor, radiator, door to:

KITCHEN BREAKFAST ROOM / DINER: (11'9" x 8'6")
Double glazed window to front, range of wall and base units, rolled edge worktops with sink inset, built in oven and gas hob with stainless steel extractor hood over, space for fridge freezer, washing machine and slimline dishwasher, recently installed Baxi gas central heating boiler to wall, wood effect floor.

BEDROOM ONE: (11'6" x 8')
Double glazed window to rear, radiator.

BEDROOM TWO: (11'7" x 6'10" max)
Double glazed window to rear, radiator.

BATHROOM:
Obscure double glazed window to front, panelled bath with shower over, low level wc, pedestal wash basin, tiled floor, radiator.

EXTERIOR:-
Residents parking to front, well-kept lawned communal gardens to rear.

LEASEHOLD DETAILS:
97 years remaining on lease approx.
Ground rent only £10 per annum approx.
Service Charges approx ONLY £105 per QUARTER!!

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

DISCLAIMER:
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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