



## Upper Bridge Road

Chelmsford, CM2 0RU

**Asking Price £235,000**

Leasehold  
Tax Band: B



Boasting its OWN REAR GARDEN is this FULLY REFURBISHED ground-floor maisonette, located within walking distance to the CITY CENTRE and offered for sale via Hamilton Piers with NO ONWARD CHAIN. With an entrance hall, BAY-FRONTED lounge, REFITTED KITCHEN & BATHROOM, two bedrooms and on street parking. Absolutely ideal for commuters, first time buyers, as a buy to let investment or those looking to downsize and be in easy access to Chelmsford's centre. Contact Hamilton Piers to view!



## ENTRANCE HALL:

Door into hallway with storage cupboard, door to bedroom one and lounge, wood effect flooring, radiator.

Ground Rent- £150PA

Service Charge £700

90 years remaining on lease.

## BEDROOM ONE:

12'9" x 12'6" (3.89m x 3.81m)

Bay window to front, original cast iron fireplace, radiator, wood effect flooring.

## LOUNGE:

14'6" x 11'1" (4.42m x 3.38m)

Single glazed window to rear, original cast iron fireplace, radiator, wood effect flooring, doors to bedroom bedroom two and kitchen.

## KITCHEN:

8'3" x 6'5" (2.51m x 1.96m )

Sash window and door to side with access to garden, roll edge worktops with stainless sink inset, electric hob with extractor over, tiled splashbacks, integrated oven, matching wall and base units with space for washing machine, dishwasher and fridge freezer, wood effect flooring, door to bathroom.

## BATHROOM:

Window to side, bath with shower over, pedestal hand basin, low level W/C, fully tiled, heated towel rail.

## BEDROOM TWO:

7'1" x 7'7" (2.16m x 2.31m)

Window to rear, radiator, wood effect flooring.

## EXTERIOR:

### REAR GARDEN:

Small decked area to immediate rear, laid to lawn with small fence, shared side access to front of property.

### FRONTAGE & PARKING:

Small paved area with access door into property, on street permit parking. Shared side access to rear of the property.

## LEASEHOLD INFORMATION:



At Hamilton Piers we aim to ensure our 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 and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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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