



With its OWN REAR GARDEN, an EXTENDED LEASE and VERY LOW GROUND RENT CHARGES is this well-presented ground-floor maisonette within walking distance to the City Centre. With entrance porch, spacious lounge/diner, MODERN KITCHEN & BATHROOM, TWO DOUBLE BEDROOMS and a parking space. VIEW TODAY!!



Hamilton Piers of Springfield offer for sale this GROUND-FLOOR maisonette with its OWN REAR GARDEN and an EXTENDED LEASE. With entrance porch, spacious lounge/diner, MODERN KITCHEN, two bedrooms (with 14' MASTER BEDROOM), modern bathroom, PARKING SPACE to rear, and VERY LOW GROUND RENT CHARGES! Ideally located close to local shops, schools, and a short walk along the Bunny Walks and the River Chelmer to the City Centre.

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

GROUND FLOOR:-

ENTRANCE PORCH:

UPVC entrance door to side, glazed obscure panel window to front, tiled floor, door to lounge/diner.

LOUNGE DINER: (15' x 10' 11")

Double glazed window to front, radiator, recess with under-stairs cupboard and door to inner hallway, door to kitchen.

KITCHEN: (9' 1" x 8' 5")

Double glazed window to rear, door to rear to garden, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for cooker, washing machine and fridge freezer, two storage cupboards, tiled floor.

INNER HALLWAY:

Storage cupboard, doors to bedrooms and bathroom.

BEDROOM ONE: (13' 11" x 10' 5")

Double glazed window to front, radiator.

BEDROOM TWO: (9' 3" x 7' 6")

Double glazed window to rear, radiator.

BATHROOM:

Obscure double glazed window to rear, modern suite with vanity wash hand basin, panelled bath with shower over, low-level WC, airing cupboard housing hot water tank, tiled floor, radiator.

EXTERIOR:

REAR GARDEN:

To the immediate rear of the property is the enclosed rear garden; block-paved, lawned area, and access to rear to allocated private parking space and brick-built shed.

**FRONT GARDEN:**

Lawned front garden, plus additional on-street parking to front.

**LEASEHOLD DETAILS:**

Extended Lease with approximately 97 years remaining.

Ground Rent Charges - ONLY £150 per annum approx (which includes buildings insurance).

**AGENTS NOTES**

If you have any further questions regarding this property, please call Hamilton Piers Chelmsford.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.