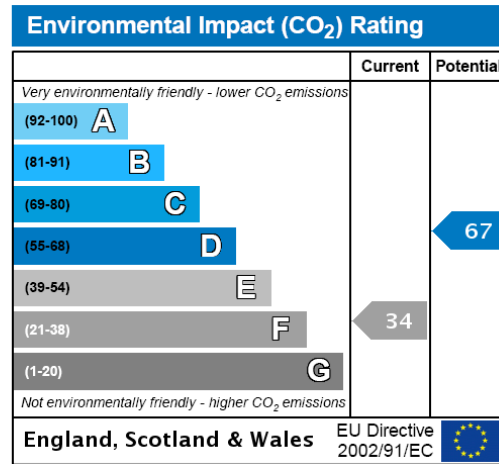
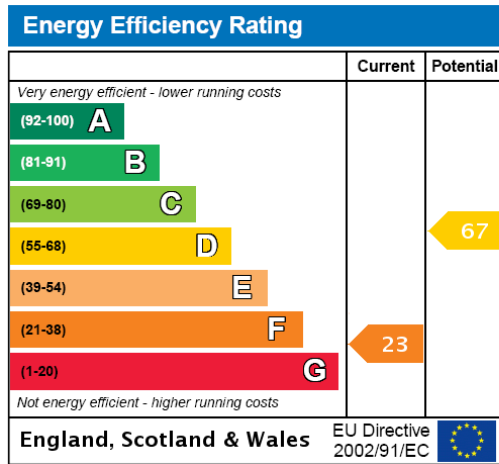




ATTENTION CASH BUYERS A spacious first-floor maisonette with its own 66' REAR GARDEN and TWO DOUBLE BEDROOMS, plus entrance hall, spacious lounge, MODERN 13'5" KITCHEN, refitted bathroom, and private garden with outhouse/shed. IDEAL AS A BUY-TO-LET, with a LONG LEASE & VERY LOW SERVICE CHARGES!





Hamilton Piers of Chelmsford are delighted to offer for sale this spacious first-floor maisonette which has been PRICED TO SELL to CASH BUYERS only! The property offers its own private entrance door, inner hallway, spacious lounge, MODERN 13'5" KITCHEN, refitted bathroom, and TWO GOOD-SIZED DOUBLE BEDROOMS. Externally the property boasts a small front garden, and the IMPRESSIVE 66' REAR GARDEN with outhouse/shed, with on-street parking available to the front.

The property further boasts a LONG LEASE; with 104 years remaining, and VERY VERY LOW SERVICE CHARGES/ground rent... ideal as a buy-to-let, or for those looking to downsize. Being of non-standard construction (pre-fab design) the property is available for immediate viewings from cash buyers.

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

GROUND FLOOR:-

ENTRANCE HALL:

UPVC entrance door to side, stairs to first floor.

FIRST FLOOR:-

HALLWAY:

Storage cupboard, access to private loft space, doors to all accommodation.

LOUNGE: (14' 7" x 10' 11")

Double glazed window to front, feature fireplace with coal effect electric fire inset, wood-effect flooring.

KITCHEN: (13' 5" max x 9' 10" max)

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

BEDROOM ONE: (15' 2" x 8' 10")

Double glazed window to front, built-in wardrobe.

BEDROOM TWO: (12' x 8' 7" plus door recess)

Double glazed window to rear, built-in wardrobe.

BATHROOM:

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

Tel: 01245 269 777

E-mail: phil@hamiltonpiers.co.uk

Obscure double glazed window to rear, panelled bath with shower attachment and shower over, pedestal wash hand basin, low-level WC, chrome towel radiator, part-tiled walls, tiled floor.

EXTERIOR:

REAR GARDEN:

Measuring 66' in depth, mainly laid to lawn, with gated side access to the front and to the Outhouse/Storage Shed.

FRONT GARDEN:

Lawned front garden area, on-street parking available to the front.

LEASEHOLD DETAILS:

Long lease with 104 years approximately remaining.

Ground Rent - only £10 per Annum!

Service Charge - only £74 per Quarter.

FURTHER INFORMATION:

The property is built in a non-standard construction - Cash Buyers Only!

Please call Hamilton Piers for additional information.

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.