

Tamar Rise

Old Springfield, Chelmsford, CM1

£190,000



An EXCELLENT BUY-TO-LET OPPORTUNITY with SITTING TENANTS*! A first-floor maisonette with an EXTENDED LEASE - within walking distance to the City Centre. With entrance hall, spacious lounge/diner, MODERN KITCHEN, refitted bathroom, TWO GOOD-SIZED BEDROOMS, parking space, and garden area with shed.



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Hamilton Piers of Springfield are delighted to offer for sale this first-floor maisonette - being sold as a BUY-TO-LET INVESTMENT PROPERTY with current sitting tenants* (ideally looking to stay on as tenants for a further 18 months). The property is located within WALKING DISTANCE TO THE CITY CENTRE and popular local schools and is very WELL-PRESENTED THROUGHOUT also offering an EXTENDED LEASE & very low ground rent charges!! With entrance hall, spacious lounge/diner, MODERN FITTED KITCHEN, refitted bathroom, and TWO GOOD-SIZED BEDROOMS (inc. the 14' MASTER BEDROOM!). Externally the property offers a private parking space, brick shed, lawned communal gardens and its own lawned strip - which could be utilised as a PRIVATE GARDEN AREA. The property has been PRICED TO SELL to compensate the successful investment buyer for the tenant's current rent of £600pcm (usually £775pcm - discount given as current tenant is a family member to the vendor). Call us today on 01245 269 777 for further information.

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, stairs to accommodation, storage cupboard.

FIRST FLOOR:-

HALLWAY:

Storage cupboard, doors to lounge, bathroom and both bedrooms.

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

Double glazed window to front, radiator, wood effect floor, door to kitchen.

KITCHEN: (8' 10" x 8' 4")

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, built in oven & gas hob (with extractor hood over), tiled floor, space for fridge & washing machine.

BEDROOM ONE: (13' 11" x 10' 4")

Double glazed window to front, storage cupboard, radiator, built in double wardrobe.

BEDROOM TWO: (9' 11" x 7' 7")

Double glazed window to rear, radiator.

BATHROOM:

Obscure double glazed window to rear, panel bath with shower attachment, vanity hand wash basin, low-level WC, chrome towel radiator, tiled walls & floor.

EXTERIOR:

To the front of the property is a lawned communal garden area.

To the rear of the property is the lawned communal areas and private gardens.

Within the gardens this property does benefit from a strip of garden, which could be utilised as a private garden space. There is also a brick storage shed within the garden. To the side of the property is a private parking space. Parking is also available on-street, to the immediate front of the property.

LEASEHOLD DETAILS:

No service charges!

Ground Rent only £48 per month, which includes buildings insurance!

We have been advised by the vendor there is approximately 97 years remaining on the lease

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.