



55 Colyers Reach, Chelmer Village, CHELMSFORD, Essex, CM2 6RW

- ONE BEDROOM TERRACED HOUSE
- REFITTED KITCHEN
- LOUNGE/DINER
- DOUBLE BEDROOM
- LEASEHOLD
- WHITE SUITE BATHROOM
- OVERLOOKING GREENSWARD
- CLOSE TO AMENITIES
- VIEWING ESSENTIAL
- ALLOCATED PARKING SPACE



PROPERTY DESCRIPTION

Located on the popular Chelmer Village development is this One Bedroom Mid Terrace Leasehold House. The accommodation comprises of a Lounge with access through to the refitted kitchen to the ground floor and to the first floor there is a double bedroom with over stairs storage cupboard and a modern fitted bathroom. The property further benefits from electric heating, double glazing, allocated parking space and having it's own front garden with views across open greensward. (Council Tax Band B)

The property is walking distance to Asda superstore and associated amenities. Bus routes connect into the City Centre for comprehensive shopping facilities and main line rail connection to London Liverpool Street.



ROOM DESCRIPTIONS

Property Information

Accommodation

With approximate room sizes, entrance door leads into lounge.

Lounge

13' x 10' 7" (3.96m x 3.23m)

Wall mounted electric heater, stairs rising to first floor, double glazed box bay window to front, understairs storage area, access to kitchen.

Re-Fitted Kitchen

13' x 5' 3" (3.96m x 1.60m)

Fitted with a range of base of base and eye level storage units, obscure double glazed window to rear, stainless steel sink unit, space for washing machine, space for fridge/freezer, space for slimline dishwasher, integrated electric oven and hob with extractor over.

First Floor Landing

Airing cupboard, loft access, doors to:

Bathroom

Obscure double glazed window to rear, panelled bath with shower over, low level wc, wash hand basin, extractor fan.

Bedroom

10' 4" x 9' 7" (3.15m x 2.92m)

Double glazed window to front, wall mounted electric heater, laminate flooring, overstairs storage cupboard.

Outside

There is allocated parking within the nearby car park. The property benefits from having its own enclosed front garden with views across open greensward.

Lease Information

We have been informed by the current Vendor of the following information:

LEASE - 84 YEARS REMAIN

SERVICE CHARGE: £1300pa

GROUND RENT: £50pa

Services

All main services are connected with the exception of GAS.

Viewing

By prior appointment with BALCH ESTATE AGENTS.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

NB: We are required by HMRC to request ID from all purchasers and vendors.



FLOORPLAN

