

FOR SALE

£260,000 Leasehold



215 Upper Bridge Road, Chelmsford, Essex. CM2 0RU

- TWO BEDROOMS
- FIRST FLOOR MAISONETTE
- WELL PRESENTED
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- LEASEHOLD
- CLOSE TO CITY AND STATION
- PRIVATE REAR GARDEN
- EARLY VIEWING ADVISED
- PERSONAL ENTRANCE DOOR



PROPERTY DESCRIPTION

An extremely well presented Two Bedroom First Floor Maisonette located within close proximity of Chelmsford City Centre. The accommodation, which has its own personal front door with stairs rising to the first floor, comprises of a larger than average Bathroom with separate shower cubicle, 14'6 x 11'7 Lounge with access to the Fitted Kitchen and Two Bedrooms. The property further benefits from gas central heating, double glazed windows and a rear private garden which measures approximately 35ft in depth with summerhouse. (Council Tax Band-B)



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Personal entrance door with stairs rising to first floor landing.

FIRST FLOOR LANDING

Storage cupboard, doors to:

LOUNGE

14' 6" x 11' 7" (4.42m x 3.53m)

Radiator, double glazed window to rear, feature fireplace, access to kitchen.

KITCHEN

12' 4" x 6' 7" (3.76m x 2.01m)

Fitted with a range of base and wall mounted storage cupboards, wall mounted gas combi boiler, space and plumbing for washing machine, integrated electric oven and gas hob with extractor over, space for fridge/freezer, sink unit, double glazed windows to side and rear, double glazed door to rear with stairs leading down to the private garden.

BEDROOM ONE

12' 5" x 10' 8" (3.78m x 3.25m)

Double glazed bay window to front, radiator, cast iron feature fireplace.

BEDROOM TWO

10' 0" x 7' 9" (3.05m x 2.36m)

Double glazed window to front, radiator.

BATH/SHOWER ROOM

Panelled bath, separate independent shower cubicle, low level wc, wash hand basin, window to rear, loft access

EXTERIOR

There is a private rear garden that measures approximately 35ft in depth and summerhouse.

LEASE INFORMATION

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

LEASE: 85 YEARS REMAIN

GROUND RENT & SERVICE CHARGE: £1100PA - (includes the buildings insurance)

SERVICES

ALL SERVICES ARE CONNECTED

VIEWINGS

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.





Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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