



25 Earlsfield Drive, Chelmsford, Essex, CM2 6SX

- WELL PRESENTED GROUND FLOOR MAISONETTE
- TWO BEDROOMS
- LOUNGE/DINER
- FITTED KITCHEN
- WHITE SUITE BATHROOM
- ALLOCATED PARKING SPACE
- VISITORS PARKING AVAILABLE
- DOUBLE GLAZED WINDOWS
- ELECTRIC HEATING
- VIEWING ADVISED



PROPERTY DESCRIPTION

An extremely well presented two bedroom ground floor maisonette located within the popular residential area of Chelmer Village. The accommodation comprises of an entrance lobby, lounge/diner, fitted kitchen, two bedrooms and bathroom. The property further benefits from double glazed windows, allocated parking space, plus visitors parking and is surrounded by well tended communal gardens. (Council Tax Band - B)

The property is ideally located for local doctors' surgery and ASDA superstore with associated amenities, Chelmer Village Retail Park and excellent bus routes connecting to Chelmsford city centre offering multiple shopping facilities, entertainments, Essex County Cricket Ground and main line rail connections to London Liverpool Street.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leads into the entrance lobby.

Entrance Lobby

Door to the Lounge/Diner

Lounge/Diner

21' 0" x 9' 7" (6.40m x 2.92m)

Double glazed windows to front and rear, door to kitchen and door to inner lobby.

Fitted Kitchen

8' 8" x 5' 11" (2.64m x 1.80m)

Fitted with a range of base and wall mounted storage cupboards, stainless steel sink unit, integrated electric oven and hob with extractor, space and plumbing for washing machine, double double glazed window to rear, space for fridge/freezer.

Inner Lobby

Doors to the bathroom and the two bedrooms.

Bathroom

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

Bedroom One

10' 10" x 8' 8" (3.30m x 2.64m)

Double glazed window to front, built in wardrobe.

Bedroom Two

10' 10" x 6' 7" (3.30m x 2.01m)

Double glazed window to front.

Exterior

There is an allocated parking space and communal gardens

Lease Information

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

There are 89 years remaining on the lease

Service Charge - £121pcm

Ground Rent - £144pa

Services

All main services are connected with the exception of gas.

Viewings

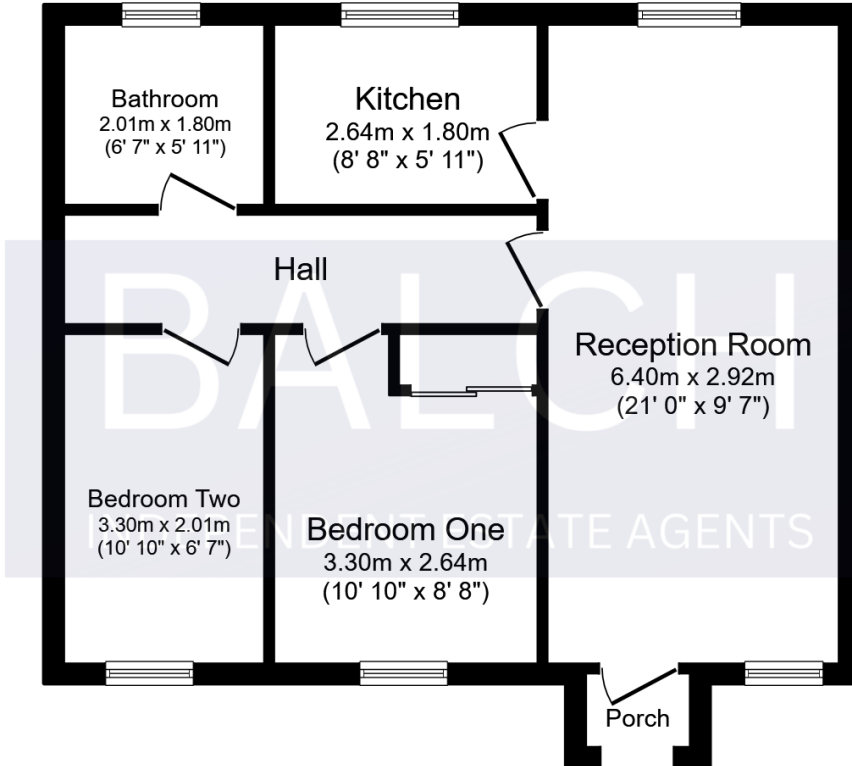
By prior appointment with Balch Estate Agents. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied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

Referrals

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.




FLOORPLAN & EPC



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Chelmsford
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