



183 Waveney Drive, Chelmsford, Essex, CM1 7QD

- TWO BEDROOM MAISONETTE
- FIRST FLOOR
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- OWN GARDEN AREA TO REAR
- LOUNGE / DINER
- FITTED KITCHEN
- WHITE SUITE BATHROOM
- NO ONWARD CHAIN
- VIEWING ESSENTIAL



PROPERTY DESCRIPTION

A TWO BEDROOM FIRST FLOOR MAISONETTE located within the favoured area of Springfield, having lounge, kitchen, bathroom/wc, gas radiator heating, sealed unit double glazing, its own garden area to the rear, useful brick store and parking is found on the road of Waveney Drive. NO ONWARD CHAIN (Council Tax - Band B)

The property enjoys a location close to a variety of everyday amenities to be found at Torquay Road and an excellent range of schooling is close by. The thriving city of Chelmsford is within easy striking distance for those requiring more amenities and of course not forgetting the main line rail station serving London Liverpool Street.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into the entrance lobby

ENTRANCE LOBBY

Stairs rising to the first floor landing

FIRST FLOOR LANDING

Storage cupboard, doors to:

BEDROOM ONE

13' 11" x 10' 5" (4.24m x 3.17m)

Double glazed window to front, radiator, storage cupboard

BEDROOM TWO

9' 11" x 7' 5" (3.02m x 2.26m)

Double glazed window to rear, radiator.

BATHROOM

Obscure double glazed window to rear, airing cupboard, low level wc, wash hand basin, panelled bath with shower over, heated towel rail.

LOUNGE/DINER

15' 0" x 10' 11" (4.57m x 3.33m)

Double glazed window to front, radiator, access to kitchen

KITCHEN

8' 9" x 8' 7" (2.67m x 2.62m)

Fitted with a range of base and wall mounted storage cupboards, stainless steel sink unit, integrated electric oven and hob, space and plumbing for washing machine, space for fridge/freezer, storage cupboard, wall mounted Glow Worm gas boiler.

EXTERIOR

To the rear of the property there is a garden area with a useful brick store.

SERVICES

ALL MAIN SERVICES ARE CONNECTED

LEASE INFORMATION

We have been informed by the current vendors of the following lease information.

LEASE REMAINING: 89 YEARS

GROUND RENT: approximately £140pa

SERVICE CHARGE: approximately £535pa

We advise that this information is checked by your legal representative.

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.



FLOORPLAN

