



## 79a Wood Street, Chelmsford, Essex, CM2 9BQ

- ONE BEDROOM MAISONETTE
- GROUND FLOOR
- REFITTED SHOWER ROOM
- LOUNGE/DINER
- FITTED KITCHEN
- GAS CENTRAL HEATING
- ALLOCATED PARKING SPACE
- COUNCIL TAX BAND - B
- IDEAL FIRST TIME PURCHASE
- VIEWING ESSENTIAL
- GUIDE PRICE £190,000 - £200,000



## PROPERTY DESCRIPTION

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Discover the perfect opportunity to own a charming one-bedroom maisonette ideally positioned on the ground floor, offering a cozy and practical living space tailored for first-time buyers. This delightful home presents a comfortable lounge/diner area that seamlessly combines relaxation and dining, creating a versatile environment for everyday living and entertaining guests.

The property boasts a fitted kitchen equipped with modern appliances and ample storage solutions, providing an efficient and enjoyable cooking experience. The refitted shower room enhances the home's appeal with its contemporary design and functionality, ensuring comfort and convenience for its occupants.

Benefit from the warmth of gas central heating throughout, creating a welcoming atmosphere during the cooler months. Additionally, the property includes an allocated parking space, a valuable feature that offers peace of mind and ease of access for residents and visitors alike.

Situated within Council Tax Band B, this maisonette represents excellent value for money, combining affordability with desirable features. Its ground-floor location adds to its accessibility, making it an ideal choice for those seeking a practical and comfortable home without compromising on convenience.

Perfectly suited for a first-time purchase, this property is an opportunity not to be missed. Whether you're embarking on your homeownership journey or looking for a manageable investment, this ground-floor maisonette ticks all the boxes for comfortable and convenient living.

Viewing is essential to fully appreciate the quality and potential of this lovely home. Contact us today to arrange your appointment and take the first step toward making this charming one-bedroom maisonette your new residence.



## ROOM DESCRIPTIONS

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### LOBBY

Double glazed door to front, secondary door into lounge.

### LOUNGE/DINER

16' 8" x 10' 9" (5.08m x 3.28m) narrowing to 7'6" in the dining area - Double glazed window to front, radiator.

### KITCHEN

7' 3" x 6' 6" (2.21m x 1.98m) Double glazed window to the side aspect, Kitchen is fitted with a range of base and wall mounted units, wall mounted gas boiler, space for fridge/freezer, integrated electric oven and gas hob and electric extractor over, stainless steel sink, radiator.

### SHOWER ROOM

Independent shower cubicle, low level wc, vanity wash hand basin, heated towel rail.

### BEDROOM

9' 6" x 9' 4" (2.90m x 2.84m) Double glazed window to side aspect, built in wardrobes, radiator.

### PARKING

To the rear is one allocated parking space,

### LEASE INFORMATION

WE HAVE BEEN INFORMED BY THE CURRENT VENDOR WITH THE FOLLOWING LEASE INFORMATION THAT APPLIES TO THE CURRENT YEAR.:

LEASE: 118 YEARS REMAIN

SERVICE CHARGE: £2414.25

GROUND RENT: £200 PA

### VIEWINGS

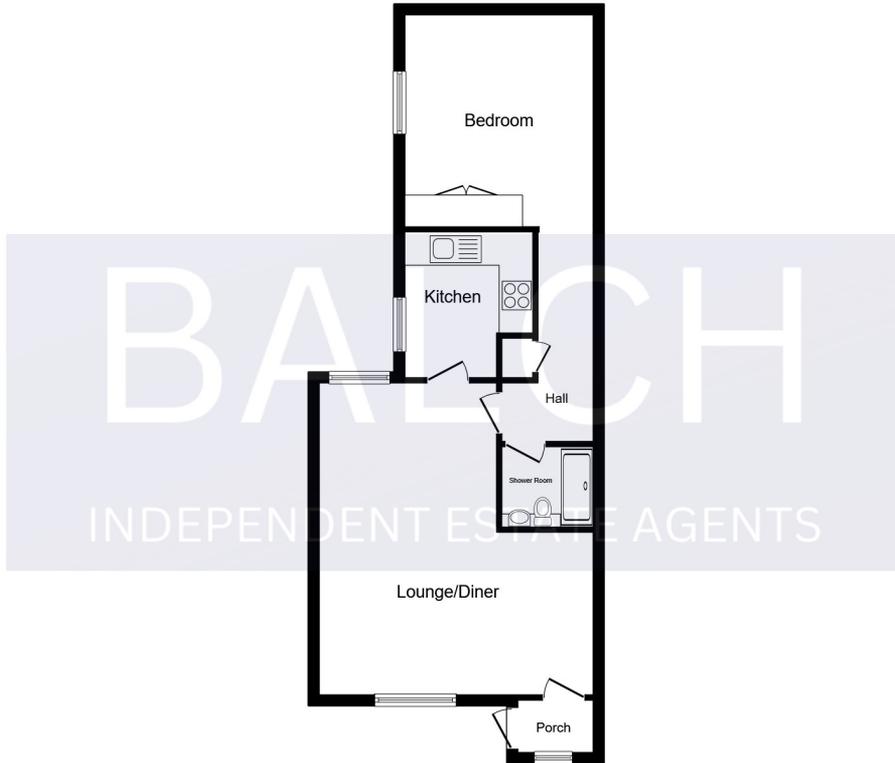
BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

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 & EPC

Wood Street, Chelmsford, CM2 9BQ



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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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