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ESTATE AGENTS

27 Seymour Street, Chelmsford, CM2 0RX £235,000

** NO ONWARD CHAIN - WALK TO STATION AND CITY CENTRE - RECENTLY REDECORATED AND NEW CARPETS FITTED ** A very well presented and modernised TWO BEDROOM ground floor maisonette enjoying it's own GOOD SIZE REAR GARDEN. It has gas radiator heating, upvc double glazing, internal doors with brass knob fittings and permit parking to the road. LONG ENTRANCE HALL (14'6 Depth), GOOD SIZE LIVING ROOM, REFITTED KITCHEN (including hob, oven/grill & extractor hood), TWO GOOD SIZE BEDROOMS (feature cast iron tiled fireplace to bedroom one), MODERN SHOWER ROOM WITH WHITE SUITE. * PLEASE SEE ATTACHED IMAGE OF TITLE PLAN SHOWING GARDEN BOUNDARIES *

01245 266765

LEASEHOLD DETAILS

The property is held on a 999 year lease from the 29th January, 2016. The management company is run by the shareholders of the 8 properties. There is no ground rent or maintenance to be paid. There is an annual service charge of £100 which is likely to increase to £200 annually soon. The service charge covers all company bills and the outside is due to be painted in the near future. The owners are responsible for the upkeep of their property and garden areas.

LONG ENTRANCE HALL 14'6" depth (4.44 depth)

Composite entrance door with two frosted double glazed windows to hall.

Deep under stair cupboard, doors to lounge and both bedrooms.

LIVING ROOM 14'7" x 11'5" maximum (4.45 x 3.49 maximum)

Radiator, upvc double glazed window to rear, wall lights operated by touch light, door to kitchen.

REVERSE VIEW

KITCHEN 7'1" x 6'8" (2.16 x 2.04)

Well planned with worktops incorporating cream fronted drawers and cupboards below and eye level cabinets above, inset four ring ceramic hob with stainless steel extractor hood over, integrated oven/grill with cupboard above and below, part tiled walls, space for white goods, upvc double glazed window, folding doors to shower room, upvc part double glazed door to rear garden.

ADDITIONAL VIEW

MODERN SHOWER ROOM

Good size shower unit, white suite comprising low level wc, vanity wash hand basin with cupboard below, fully tiled walls, chrome heated towel rail, frosted upvc double glazed window, wall mounted Glow worm gas COMBINATION boiler!!!!!

BEDROOM ONE 12'3" including bay x 11'5" to fireplace (3.75 including bay x 3.49 to fireplace)

Radiator, feature cast iron tiled fireplace, two built in double wardrobes, bay upvc double glazed sash window to front.

BEDROOM TWO 11'5" x 7'1" (3.48 x 2.16)

Radiator, upvc double glazed window to rear.

OUTSIDE

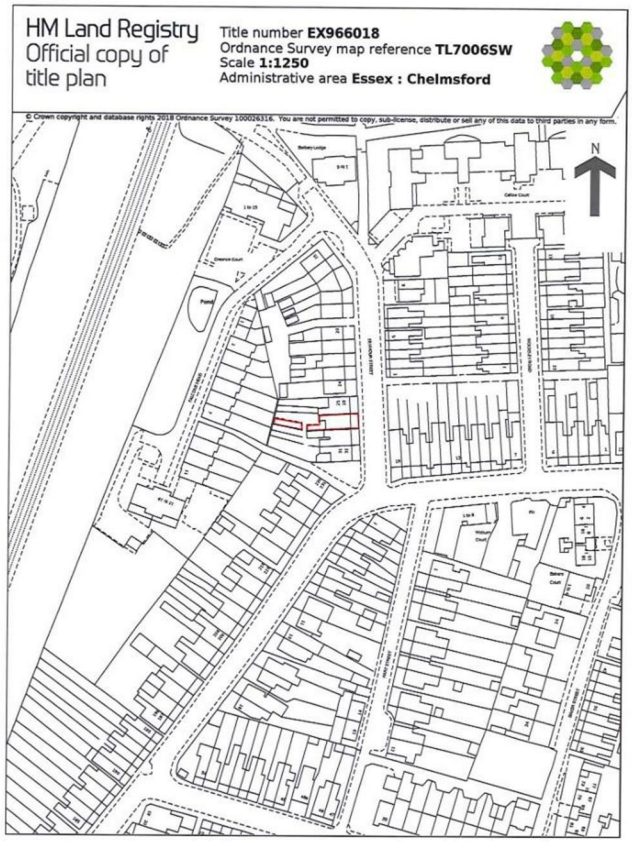
FRONT GARDEN!!!!!!!! There is permit parking to the road.

OWN REAR GARDEN

The garden commences with a pleasant brick paved patio to the rear elevation which is partially covered and opens on to the laid to lawn garden which includes a timber shed to the lower area. There is a right of way access for neighbouring properties.

PLEASANT PATIO AREA

LAND REGISTRY PLAN



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Ground Floor

APPROX INTERNAL FLOOR AREA 52 SQ M (550 SQ FT)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate **NOT** to be used for valuation purposes
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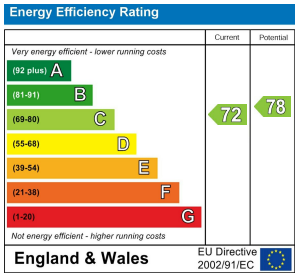

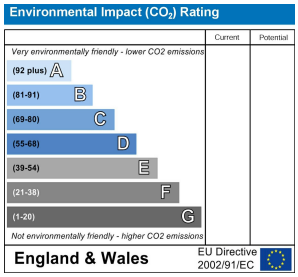

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