

FOR SALE

£250,000 Leasehold



BALCH
INDEPENDENT ESTATE AGENTS

20 The Drive, Chelmsford, Essex, CM1 4JS

- FITTED KITCHEN
- GAS CENTRAL HEATING
- OFF ROAD PARKING FOR TWO VEHICLES
- TWO BEDROOM MAISONETTE
- LONG LEASE
- NO SERVICE CHARGES/GROUND RENT PAYABLE
- NO ONWARD CHAIN
- OPTION TO BUY A SHARE OF THE FREEHOLD



PROPERTY DESCRIPTION

Offering an excellent opportunity to acquire a charming two-bedroom ground floor maisonette, this property is ideally situated within walking distance of Chelmsford city centre. Boasting a thoughtfully designed layout, the home features a family bathroom, a fitted kitchen, a comfortable reception room, and off-road parking for two vehicles. Gas central heating and double glazing throughout, this delightful property provides both convenience and comfort for first-time buyers, couples, or professionals seeking easy access to city amenities.

The maisonette is perfectly positioned just off Broomfield Road, a location that benefits from regular bus routes into Chelmsford city centre. Residents enjoy close proximity to a variety of shopping facilities, entertainment venues, restaurants, and excellent local services, all within easy reach. Chelmsford itself is a vibrant and expanding city with a rich history, superb schools, and excellent transport links including mainline rail services to London Liverpool Street, making this an ideal home for commuters and families alike.

In summary, this two-bedroom ground floor maisonette presents a superb opportunity to enjoy city-centre living with excellent transport links and local amenities close by. Whether you're looking for your first home or a convenient base near Chelmsford's thriving centre, this property combines comfort, style, and practicality in a fantastic package. Early viewing is highly recommended to appreciate all that it has to offer.



ROOM DESCRIPTIONS

Entrance Hall

4' 01" x 10' 08" (1.24m x 3.25m)

Kitchen

7' 11" x 11' 09" (2.41m x 3.58m)

Lounge/Diner

13' 01" x 15' 07" (3.99m x 4.75m)

Inner Hall

5' 11" x 8' 0" (1.80m x 2.44m) Double glazed window to side, storage cupboard, radiator.

Bedroom One

9' 04" x 13' 08" (2.84m x 4.17m)

Bedroom Two

5' 11" x 10' 11" (1.80m x 3.33m)

Bathroom

5' 08" x 9' 04" (1.73m x 2.84m)

Agents Notes

Lease length was 999 in December 1960 - 933 years remaining.

Service charge is £0

Ground rent is £0

The freeholder has stated that there will be an option to buy a share of the freehold when the flat above comes up for sale in the future.

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.

Should your offer be accepted on one of our properties, all purchasers will be required to complete Anti Money Laundering (AML) identity verification checks. A non-refundable administration fee of £30.00 plus VAT per person is payable before a Memorandum of Sale is issued.

Referrals

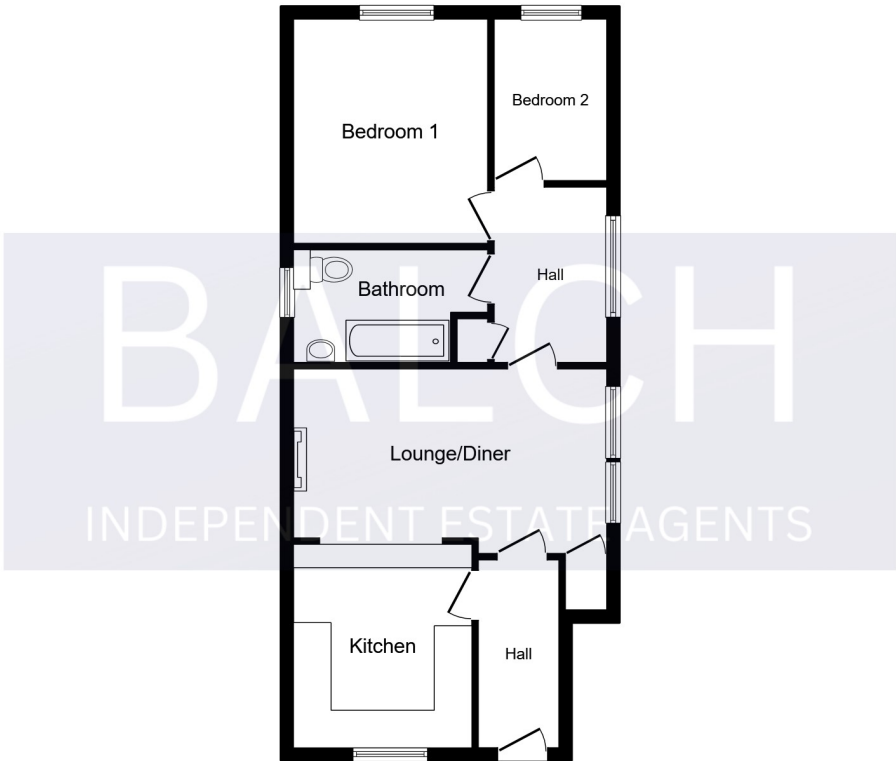
If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



FLOORPLAN & EPC

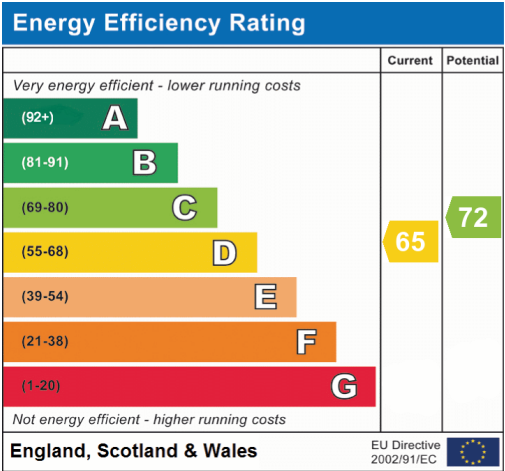


The Drive, Broomfield, Chelmsford



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



Chelmsford
Hospital Approach, Chelmsford, CM1 7FA
01245 258866
selling@balchagents.com