



Kelvedon Close, Chelmsford CM1 4DG

welcome to

Kelvedon Close, Chelmsford

Situated in a convenient location, this two-bedroom ground floor maisonette offers an excellent opportunity for buyers looking to put their own stamp on a property. Requiring modernisation throughout, the accommodation comprises a spacious lounge, fitted kitchen with well-proportioned bedrooms

Stairs Leading To First Floor

Cloakroom

Bathroom

5' 7" x 5' 3" (1.70m x 1.60m)

Kitchen

9' 9" x 8' 6" (2.97m x 2.59m)

Lounge

16' 10" x 11' 4" (5.13m x 3.45m)

Bedroom One

15' 1" x 9' 1" (4.60m x 2.77m)

Bedroom Two

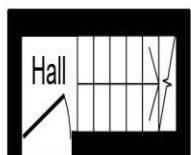
11' 11" x 9' (3.63m x 2.74m)

On Street Parking

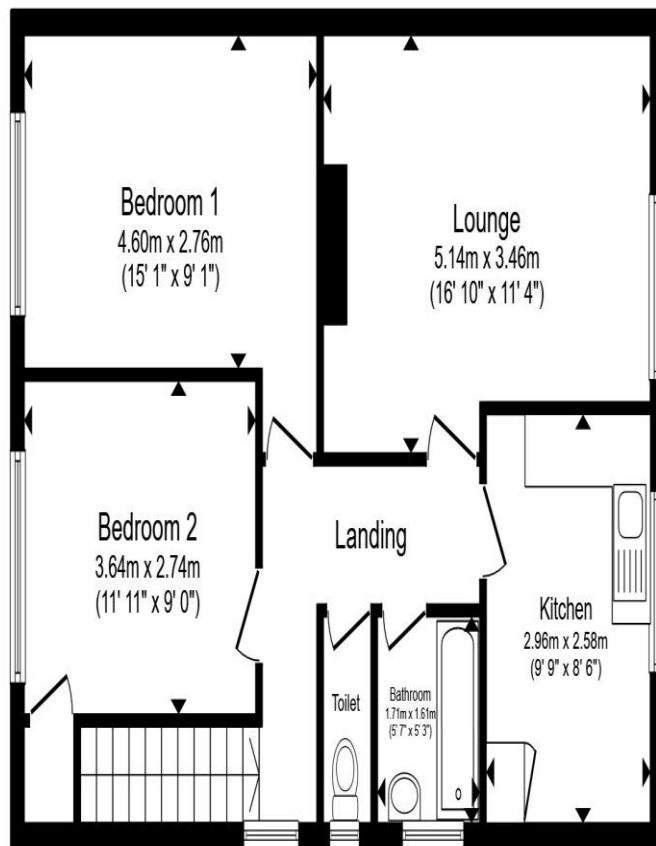
Agents Note:

Lease: 990 years from 25 March 1967

Ground rent is a peppercorn. There are no fixed charges. A service charge will be payable on any major repairs or general maintenance, and these will vary year to year, and cover buildings insurance contributions



Ground Floor



First Floor

Total floor area 66.1 m² (712 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



welcome to
Kelvedon Close,
Chelmsford

- Ground floor maisonette
- No chain
- Two bedrooms
- Private rear garden
- Requires updating throughout

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 25 Mar 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£262,500



view this property online williamhbrown.co.uk/Property/CHE116528



Property Ref:
CHE116528 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01245 262266



Chelmsford@williamhbrown.co.uk



12 Duke Street, CHELMSFORD, Essex, CM1 1HL



williamhbrown.co.uk