

Boasting TWO DOUBLE BEDROOMS, a spacious lounge diner, a VERY LONG LEASE, private parking and a GARAGE is this well presented ground floor maisonette, ideally located in the heart of Great Baddow. Also offering a refitted kitchen, MODERN BATHROOM, and unoverlooked communal gardens. Ideal for first time buyers!!







TORQUAY ROAD | SPRINGFIELD | CM1 6NF Tel: 01245 269 777





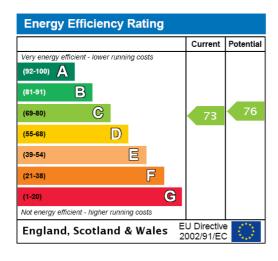


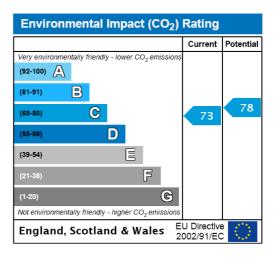
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Boasting TWO DOUBLE BEDROOMS, a spacious lounge diner, a VERY LONG LEASE of 964 years, private parking and a GARAGE is this well presented end terraced ground floor maisonette, ideally located in the heart of Great Baddow. Also offering a refitted kitchen, MODERN BATHROOM, unoverlooked communal gardens, and gas central heating with a combi boiler!

Ideal for first time buyers and buy to let investors, and situated within walking distance to local schools, shops and speedy bus links to the city centre.

# VIEWINGS ARE HIGHLY RECOMMENDED!

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR:-

## **ENTRANCE HALL:**

UPVC entrance door to side, doors to lounge diner, bedroom one, bedroom two, bathroom, airing cupboard, large understairs cupboard, wood effect flooring.

LOUNGE/DINER: (15'11" x 14'4" > 11'4")

Double glazed square bay window to front, door to kitchen, two radiators, wood effect flooring.

KITCHEN: (9'11" x 7'10")

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for under counter fridge &freezer, washing machine, cooker, boiler to wall, part tiled walls.

BEDROOM ONE: (11'9" x 8'10")

Double glazed window to front, built in wardrobe/cupboard, radiator.

BEDROOMTWO:(11'10" x 8'4")

Double glazed window to rear, built in wardrobe, radiator.

# FAMILYBATHROOM:

Obscure double glazed window to rear, panel bath with shower over, pedestal hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

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#### **EXTERIOR:**

Allocated parking for one car, plenty of additional on street parking, well kept communal lawns to rear, front and side.

Single Garage in block.

## LEASEHOLD INFORMATION:

Very competitive service charge - only £100 per month approx including buildings insurance. NO Ground rent.

964 years approx remainning on lease!!

### **AGENTS NOTES**

If you have any further questions regarding this property, please call 01245 269 777.

## DISCLAIMER:

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