



Fawkner Close, Chelmer Village, Chelmsford, Essex, CM2 6UP

Council Tax Band B (Chelmsford City Council)



£250,000 Leasehold

Bond Residential are delighted to offer for sale this two bedroom ground floor maisonette, situated in a tucked-away position within the popular Chelmer Village area of Chelmsford. The property offers well-proportioned accommodation, direct access to a shared rear garden and the added benefit of an allocated parking space.

The accommodation begins with an entrance porch opening into the generous living room measuring approximately 14'8" x 13'3" and provides ample space for both seating and dining furniture. The fitted kitchen is positioned off the living room and offers a range of cream-coloured units with contrasting work surfaces, integrated cooking facilities and a window overlooking the rear. The hallway provides access to the two bedrooms, with bedroom one providing a comfortable double room and bedroom two currently arranged as a home office but equally suitable as a guest room, nursery or second bedroom. French doors from bedroom two open directly onto the rear garden, creating a particularly useful connection to the outside space. The bathroom is fitted with a white suite including a panelled bath with shower over, wash hand basin and WC.

Externally, the property enjoys use of a shared rear garden, enclosed by fencing and featuring established planting and a useful timber storage shed. An allocated parking space is also provided nearby. Offering approximately 523 sq ft of accommodation, this well-located maisonette would make an ideal first-time purchase, downsize or investment opportunity.

Location

Fawkner Close is situated within the ever-popular Chelmer Village area of Chelmsford, a well-established residential development particularly favoured for its convenient amenities, green spaces and excellent access into the city centre. Everyday shopping is well catered for at Chelmer Village Shopping Centre, centred around Asda and a selection of local services. The area is also served by regular bus routes, with services from Chelmer Village Shopping Centre connecting towards Chelmsford and surrounding areas. Well-marked cycle routes also link Chelmer Village with the city centre.

Chelmer Village offers plenty of opportunities to enjoy the outdoors, including the central Chelmer Village Green, residential walking routes through areas such as Brook End Gardens and The Green, and easy access to wider walking and cycling routes around the eastern side of Chelmsford.

For commuters, Chelmsford city centre and mainline railway station are readily accessible by road, bus and cycle. Chelmer Village also benefits from onward road links towards the A12, while dedicated cycling connections from the area now extend towards the newer Beaulieu Park railway station. Chelmer Village remains a popular choice with first-time buyers, families and downsizers thanks to its established community, convenient shopping, green spaces, transport connections and easy access to Chelmsford city centre.

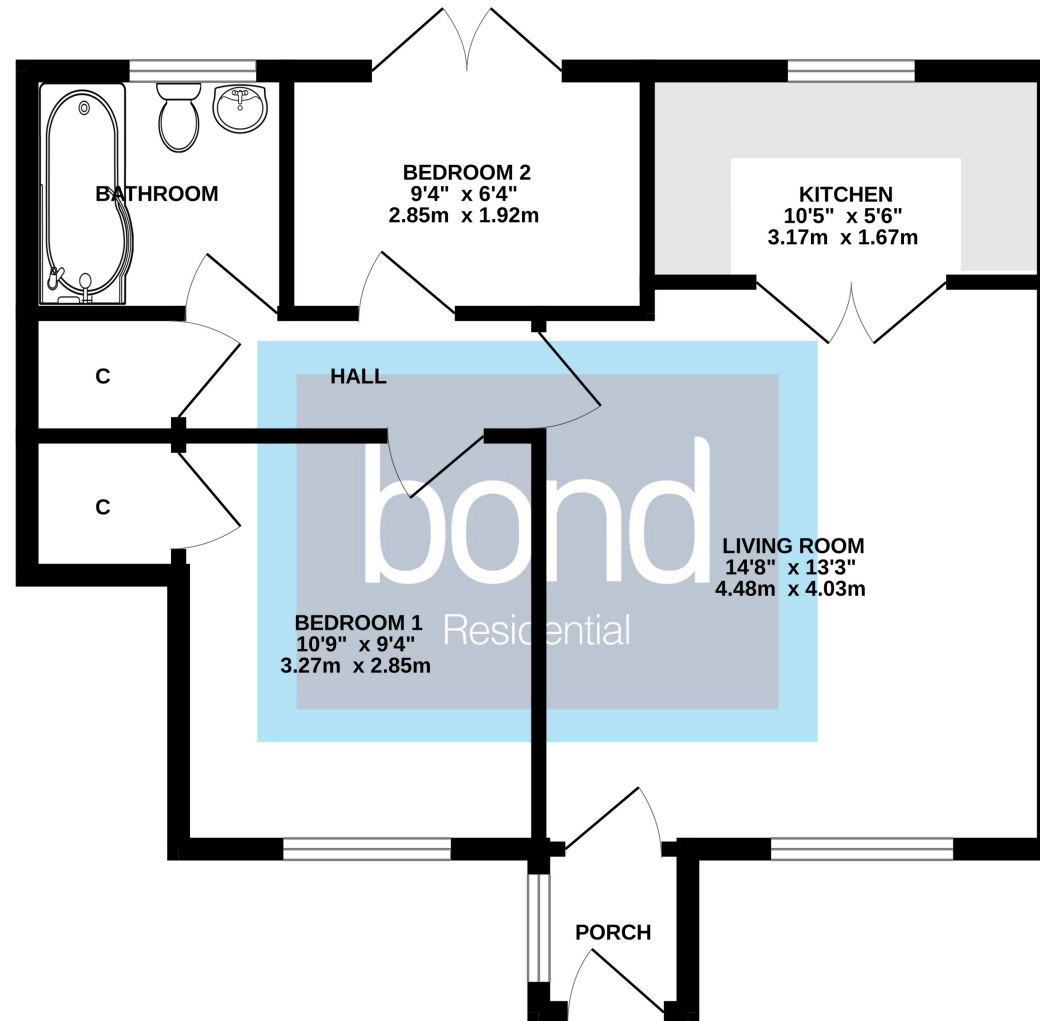
- Two bedroom ground floor maisonette
- Spacious living/dining room
- Two well-proportioned bedrooms
- Bathroom with shower over bath
- Popular Chelmer Village location
- 125 year lease from 1988
- Allocated parking space
- Fitted kitchen
- Bedroom two with French doors to the garden
- Useful built-in storage
- Service charge £1125 Per annum Ground rent £50 twice per year







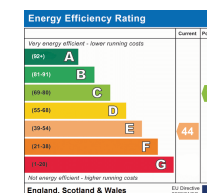
GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 523 sq.ft. (48.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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