



Stanley Rise, Chelmsford, CM2 6PL
£220,000

Jenkins
Property

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Located in Chelmer Village with local shops close by and within easy access of the City centre having good transport links in to London.

This good sized two bedroom ground floor maisonette benefits from its own private rear garden and two parking spaces.

NB: We understand from the vendor that they are going to extend the lease to a 99 year term.

Porch

Double glazed entrance door, further door to Living Room.

Living/Dining Room 20'2" x 11'2" (6.15m" x 3.40m")

Dual aspect with double glazed windows to both front and rear, door to rear garden, electric heater, door to integral hall.

Integral hall

Doors leading off, airing cupboard, large built in storage cupboard.

Modern Kitchen 9'9" x 5'2" (2.97m" x 1.57m")

Modern kitchen fitted with a range of high gloss units at eye and base level with cupboards drawers and complementary co ordinating work tops. Single drainer stainless steel one and a half bowl sink unit, electric oven, hob and extractor fan above, plumbing for automatic washing machine. Double glazed window to front.

Master Bedroom 9'10" x 9'6" (3.00m" x 2.90m")

Double glazed window to front , electric heater.

Bedroom two 8'2" x 6'9" (2.49m" x 2.06m")

Double glazed window to rear overlooking garden, electric heater.

Bathroom

Double glazed window to rear, enclosed panelled bath with shower above, low level wc, pedestal wash hand basin, electric heater.

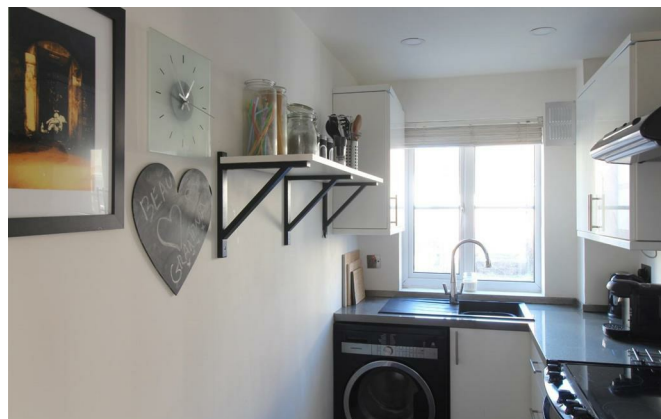
Exterior

Rear Garden

Patio courtyard style rear garden with shrub borders, outside lighting and tap. Side access.

Front Garden

Side access leads to two off street parking spaces. The front garden is easy to maintain with borders.

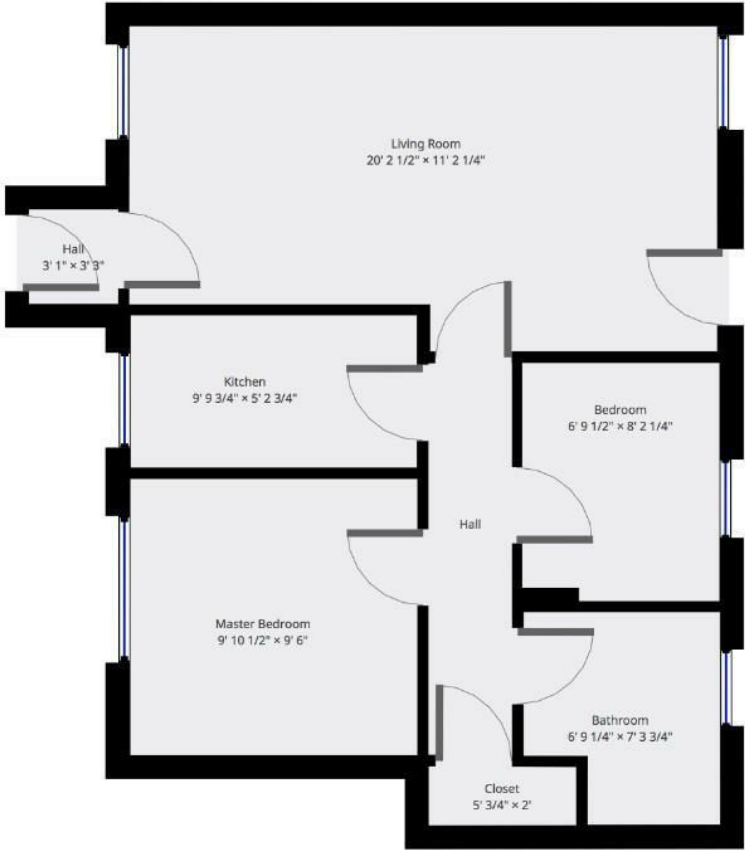


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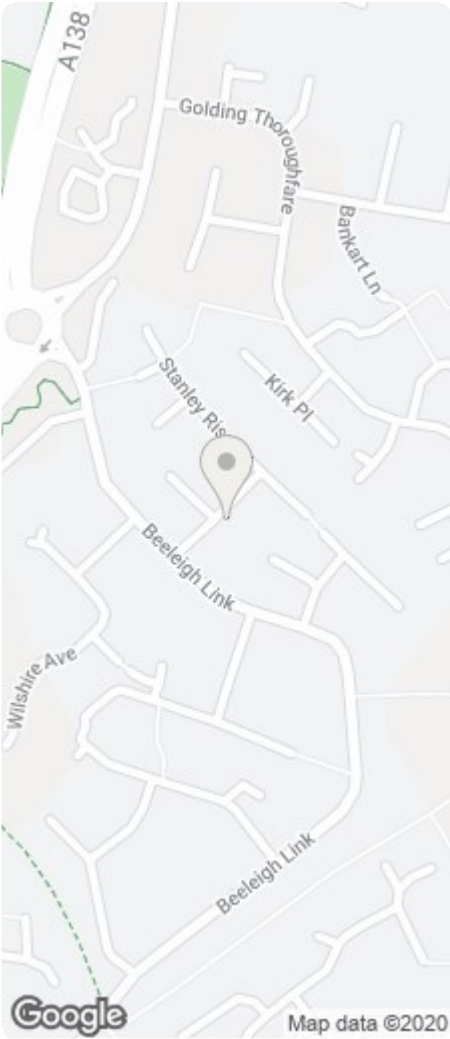
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Ground Floor



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Future		Current	Future	
Your energy efficient - lower running costs			Your environmentally friendly - lower CO ₂ emissions		
92-100	A		92-100	A	
81-91	B		81-91	B	
69-80	C		79-80	C	
55-68	D	60	77-78	D	51
44-54	E		75-76	E	
35-43	F		73-74	F	
21-34	G		71-72	G	
1-20			69-70		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

