



39 Rumsey Fields, Danbury , Essex CM3 4RH
£170,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Presented to a good order is this first floor maisonette WITH A GARAGE situated within Danbury. The property affords double glazed windows and modern wood veneer internal doors. Accommodation includes a large bedroom with fitted and built-in wardrobes, bathroom, lounge diner and a fitted kitchen with oven and hob. The property affords really good storage with one particularly large walk-in cupboard. Externally there is a garden, a garage located in a block closeby and communal parking. The property is located within easy walking distance of local shops, amenities and schools. Agents Note: We are aware of other maisonettes within the block that have been converted to two bedrooms. Obviously this would be subject to gaining the relevant approval. NO ONWARD CHAIN. Energy rating D.

Location Note

The property is within easy access of local shops, amenities and local schools. The village is surrounded by a wealth of National Trust woodland, including the historic landscape of Danbury Park (a former medieval deer park). Only five miles due east of Danbury is the city of Chelmsford and its excellent choice of facilities, which include two outstanding Grammar Schools, bustling shopping centre, and a station on the main line into London Liverpool Street. The A12 & A130 are just a couple of miles away.

intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Entrance Hall

Part glazed entrance door, stairs to:

FIRST FLOOR

Landing

Large walk-in store cupboard with access to loft space, further built-in storage cupboard. Doors to:

Lounge 16'2 x 10'2 (4.93m x 3.10m)

Full height window to front, modern electric radiator, open plan to:

Kitchen 10'2 x 5'10 (3.10m x 1.78m)

Window to rear. One and bowl sink unit set into laminate work surfaces. Range of fitted base and wall units with drawer pack. Built-in electric oven, electric hob and extractor hood above. Space for washing machine. Tiles splash backs and tiled floor.

Bedroom 13'2 x 9'7 (4.01m x 2.92m)

Full height window to front. Triple fitted wardrobes with matching drawer units, large built-in wardrobe.

Bathroom/wc

Obscure glazed window to rear. Suite comprising bath with Mira shower unit over and glass splash screen, pedestal wash hand basin, wc. Part tiled walls and tiled floor. Airing cupboard with hot water cylinder, electric fan heater.

EXTERIOR

Store cupboards by the front door. Ample communal parking to front. Large drying area to side of the block.

GARAGE: Located in block closeby.

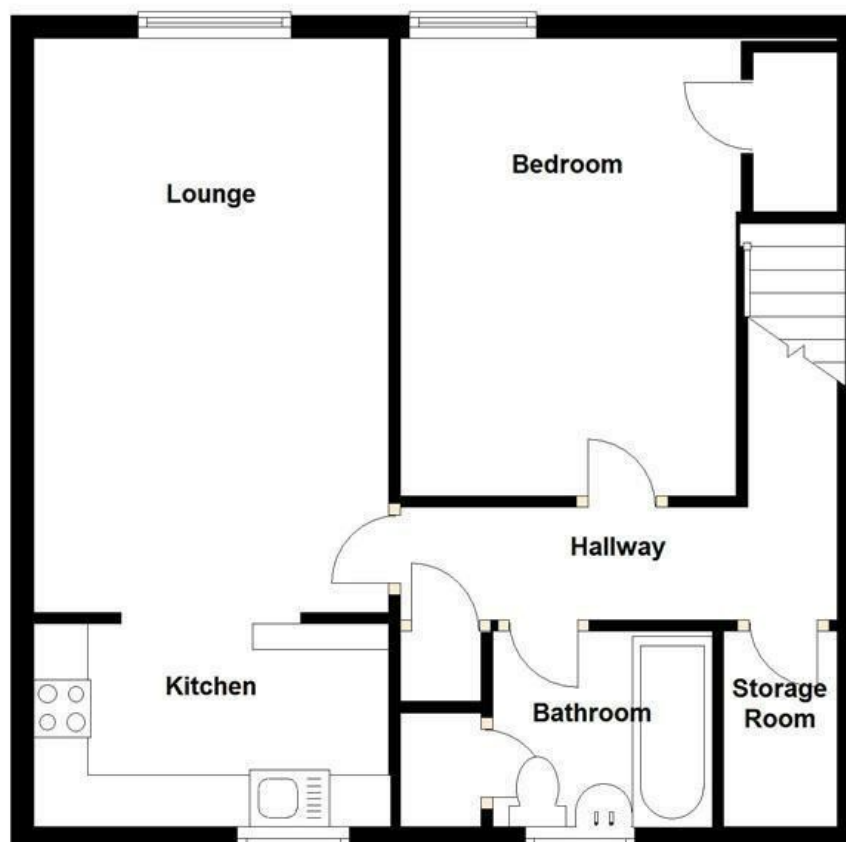
Lease Information

The service charge is approximately £70 per quarter. The ground rent is £10 per annum. We understand from our client there is 92 years remaining on the lease.

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any

Ground Floor



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