



Chelmsford Avenue, Collier Row

£260,000 Leasehold



Two double bedroom first floor maisonette with garden to front and rear. Newly decorated with new flooring, this flat is in a good location for Collier Row shopping parade and bus routes to local areas, schools and Bedfords Country Park nearby. New fridge freezer and washing machine included. For a first time buyer or for a rental property this would be ideal. Call GBP Estates on 01708 504455

- **TWO DOUBLE BEDROOMS**
- **MAISONETTE**
- **GARDEN TO FRONT AND REAR**
- **NEWLY DECORATED AND NEW FLOORING**
- **NEW FRIDGE FREEZER AND WASHING MACHINE**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZING**
- **NO CHAIN**
- **VIEW NOW ON 01708504455**

ACCOMMODATION

FRONT GARDEN

ENTRANCE HALL

KITCHEN

10'04 X 11'09

LIVING ROOM / DINER

14'9 x 15'01 to 9'10

BATHROOM

6'04 X 7'04

BEDROOM ONE

15'02 X 11'01

BEDROOM TWO

11'00 X 11' 01

REAR GARDEN

STORAGE SHEDS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	80
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	52	77
England & Wales	EU Directive 2002/91/EC	



For more photos and floorplan, please visit www.gbpestates.co.uk

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