

# HOME



**Chelmsford**  
**Guide Price £300,000**  
**2-bed ground floor maisonette**

## Linnet Drive

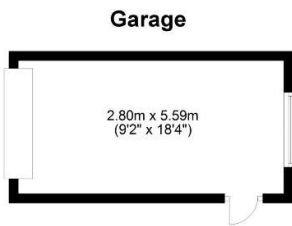
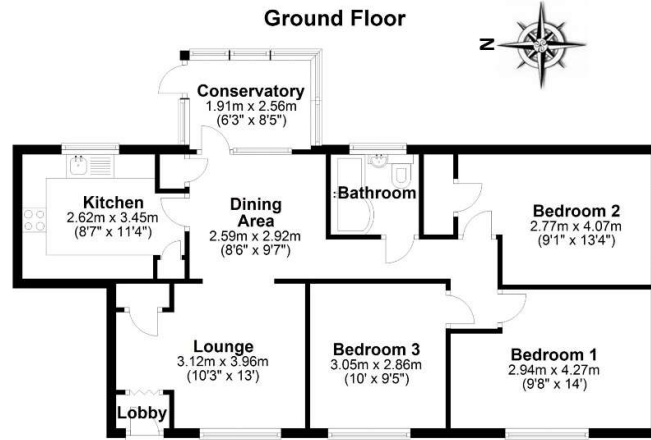
This ground floor maisonette is nestled within a quiet walkway position, situated within the popular Tile Kiln area of the City. Inside, there is an entrance lobby, lounge, dining area, kitchen, conservatory which leads out to the rear garden. There are three bedrooms and a bathroom. Outside, there is a lawned garden area to front screened by hedging which offers a fair degree of privacy. To the rear of the property there is a paved courtyard style garden and a garage which is located and accessed off of a service road. Other benefits for this home include a gas fired central heating system, uPVC double glazed windows and benefiting from a long remaining lease term and virtually non-existent service and ground rent costs.

Tile Kiln is located 1.8 miles from the City centre and railway station where commuters can rely on a regular bus to the train station which has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. The immediate area has a local parade of shops, primary school and Chelmer Park all within a short walk of the property. Good access to the A414 and A12 with connecting links to the A130, A13 & M25 Motorways is also just a short driveaway.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

**Sales**  
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TOTAL APPROX INTERNAL FLOOR AREA  
75 SQ M 810 SQ FT  
Excluding Garage

This plan is for layout guidance only and is  
**NOT TO SCALE**

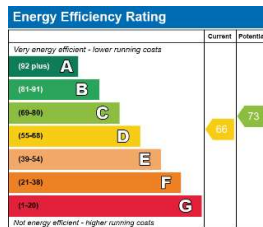
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.



**Features**

- Own garage
- Ground floor maisonette
- Long remaining lease term
- Lounge & dining area
- Conservatory
- Three bedrooms
- Own garden
- On a bus route to the City & station
- Good access to the A12 & A414
- Walking distance of the local parade of shops & Chelmer Park

**EPC Rating**



**Leasehold Information**

Tenure: Leasehold

Band B is the Council Tax band for this property and the annual council tax bill is £1,547.28.

Length of lease: 999 Years from 25/03/1966.

Ground rent: Peppercorn ground rent set at £1 per annum.

Service charge: No service charge or management company applies for the two maisonettes.

**The Nitty Gritty**

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

