

HOME



Boreham
£200,000
1-bed starter house

Hurrell Down

Situated in this popular village is this exceptionally well presented one bedroom starter home which is on the market for the first time in 23 years. The current owner has made considerable improvements which include a refitted kitchen with a range of fitted appliances and Quartz work surfaces. Upstairs there is a double bedroom and a refitted shower room WC. On the landing there is a large built-in wardrobe offering useful storage space. The property is surrounded by lawned communal gardens and also has the benefit of an allocated parking space. There is electric heating and a gas fired boiler which supplies the hot water. We would strongly urge an early viewing to appreciate what this property has to offer.

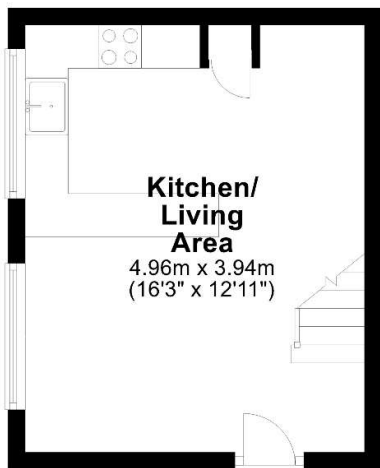
The property is located close to the centre of the village with its local parade of shops. Nearby are traditional public houses serving food with the Lion Inn within walking distance whose menu draws visitors from far and wide. The neighbouring village of Hatfield Peverel is located within 3 miles and the City of Chelmsford City within 5 miles both offering railway stations with links to London Liverpool Street with commuting times of appx 36 minutes from Chelmsford. The property is situated within approx. 1.6 miles of the new Beaulieu Station, once construction has completed, offering excellent transport links for commuters. Also the area is popular for walks along the banks of the River Chelmer and to watch the boats navigate the village's three locks or explore the miles of footpaths in the surrounding countryside.

Chelmsford
11 Duke Street
Essex CM1 1HL

Sales
01245 250 222
Lettings
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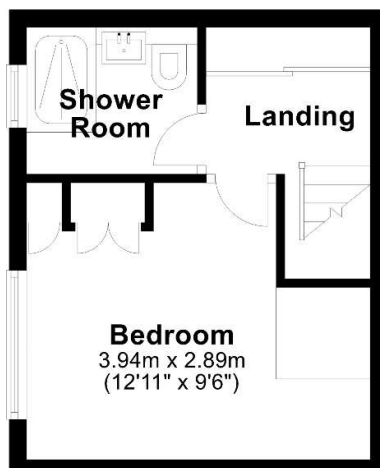
Ground Floor



APPROX INTERNAL FLOOR AREA
20 SQ M 211 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
40 SQ M 422 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
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First Floor



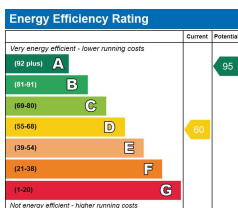
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Features

- Immaculate throughout
- Re-fitted kitchen with appliances
- Re-fitted shower room
- Allocated parking
- Ideal first purchase
- 3.0 miles to Hatfield Peveler station
- Good access to A12
- Popular village location
- First time on the market for 23 years
- Communal gardens

EPC Rating



The Nitty Gritty

Tenure: Freehold

Ground Rent: £1 pa.

Maintenance Charge: £87 per month including building insurance.

Band B is the Council Tax band for this property and the annual council tax bill is £1,648.22

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.

