



Upper Bridge Road, Chelmsford, Essex, CM2 0RU

Council Tax Band B (Chelmsford City Council)



£270,000 Leasehold

Situated within close proximity of Chelmsford city centre, this well-proportioned ground floor maisonette offers spacious and versatile accommodation, ideal for first-time buyers, downsizers or investors alike.

The property is accessed via its own entrance, leading into a central hallway providing access to all rooms. To the front, a generous principal bedroom features a bay window, allowing for excellent natural light and creating a bright and inviting space. A second well-sized bedroom offers flexibility for use as a guest room, nursery or home office.

The living room is positioned to the rear of the property and provides a comfortable and sociable space, complete with a feature fireplace and ample room for both seating and dining areas. The kitchen is fitted with a range of units and work surfaces, with views over the rear garden and access through to the bathroom. The bathroom is fitted with a modern white suite including bath with shower over, wash basin and WC.

Externally, the property benefits from its own private rear garden, mainly laid to gravel with a patio seating area, offering a low-maintenance outdoor space ideal for relaxing or entertaining. Further benefits include ample storage, gas central heating and double glazing.

The seller is currently in the process of extending the lease by 90 years, meaning the property will be sold with the benefit of a new lease of approximately 174 years.

This attractive maisonette combines convenience, space and outdoor living in a highly sought-after location.

Location

Chelmsford city centre offers an excellent range of amenities, making it one of Essex's most desirable locations. Residents benefit from a wide selection of shops, restaurants, cafes and bars, along with popular retail destinations such as Bond Street and High Chelmer Shopping Centre.

There are numerous green spaces nearby including Central Park, Admirals Park and the riverside walks along the River Chelmer, providing ideal settings for leisure and outdoor activities.

Chelmsford railway station is within easy reach, offering fast and frequent services to London Liverpool Street in approximately 35 minutes, making it ideal for commuters. The property also benefits from excellent road links via the A12 and A414.

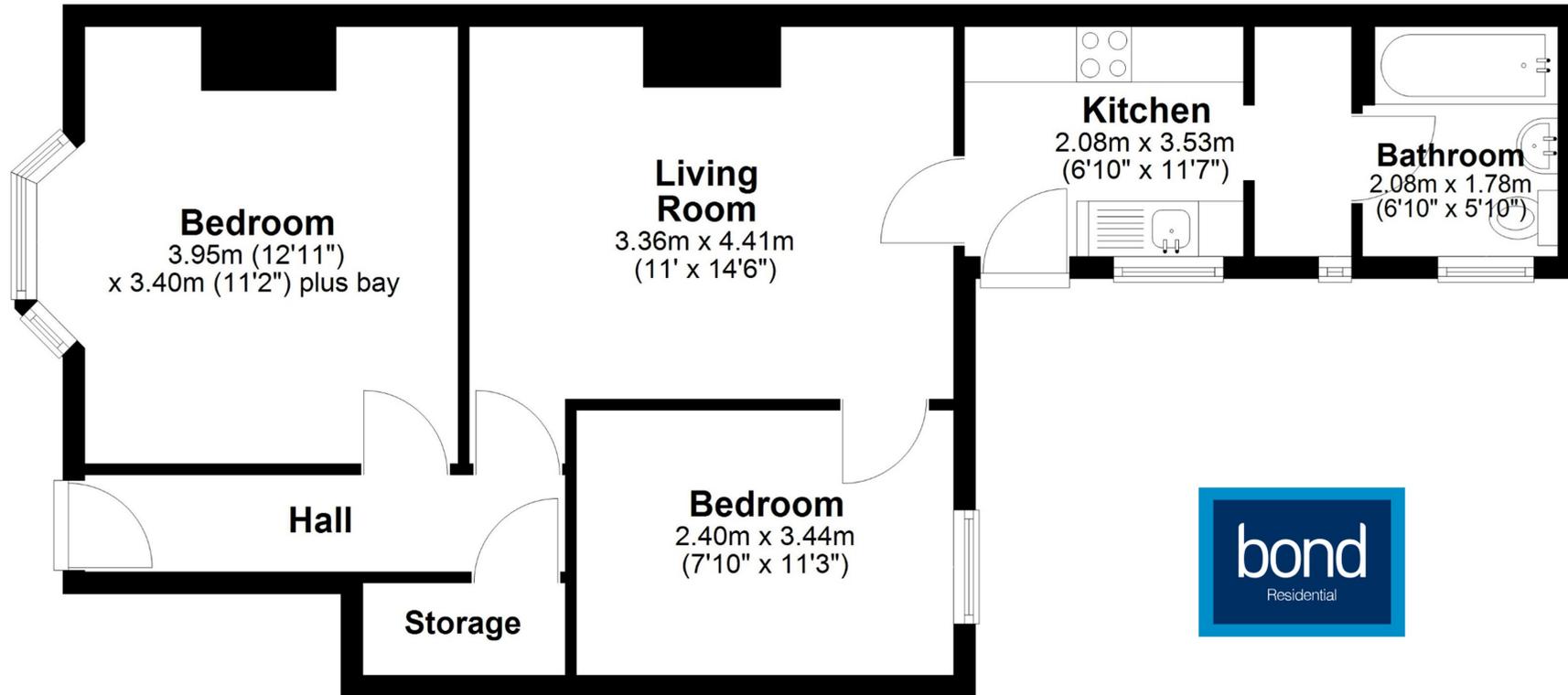
The seller is currently in the process of extending the current lease by 90 years, on completion the property will benefit from a 174 year lease.

- Ground floor maisonette with private entrance
- Spacious living room with feature fireplace
- Modern bathroom suite
- New extended lease (approx. 174 years on completion)
- Walking distance to Chelmsford city centre
- Two well-proportioned bedrooms
- Fitted kitchen with garden views
- Private rear garden with patio area
- Gas central heating and double glazing
- Ideal first-time purchase or investment opportunity





Ground Floor



APPROX INTERNAL FLOOR AREA 56 SQ M (600 SQ FT)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
all measurements are approximate **NOT** to be used for valuation purposes.
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78, New London Road,
Chelmsford, Essex, CM2 0PD
Telephone: 01245 500599
Website: www.bondresidential.co.uk

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