



Springfield Road, Chelmsford, Essex, CM2 6BA

Council Tax Band C (Chelmsford City Council)



£375,000 Freehold



Welcome to this delightful two-bedroom Victorian terraced home, this charming property combines period features with modern comforts, offering an ideal setting for first-time buyers or those looking to downsize.

As you step through the inviting entrance, you are greeted by a spacious living area adorned with classic bay windows, allowing natural light to flood the space. The living room seamlessly flows into a cosy dining area, perfect for entertaining guests or enjoying family meals. The kitchen is well-appointed with contemporary fittings, providing ample storage and workspace for culinary enthusiasts. From here, there is access to a ground floor bathroom. Upstairs, the property boasts two generously sized bedrooms, each offering a peaceful haven for rest and relaxation. The master bedroom features a large window, creating a bright and airy atmosphere. The second bedroom is versatile, ideal for a guest room. An additional family bathroom is located off the second bedroom tastefully designed, complete with modern fixtures.

Externally the property features a front garden retained by wrought iron railings, a landscaped south east facing rear garden with two tier patio and lawned area leading to the garden room which offers an ideal space for a home office, gym or hobbies room. Immediately outside the property is a residents permit parking area with permits available from Chelmsford city council at a cost of £28.60 per annum, with qualifying properties eligible for two permits.

## Location

Situated within 1.2 miles of Chelmsford city centre and 1.5 miles of the mainline station, the property is conveniently located within easy access of Chelmsford city centre, which offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities. Both Riverside retail park and Chelmer Village retail park are within 1.1 miles of the property.

Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure Centre, a selection of golf courses and sports clubs. Chelmsford is the home to Essex County Cricket Club. The Cathedral is in the heart of the city. There is a selection of parks, sports clubs and open spaces within close proximity.

Chelmsford is renowned for its educational excellence, there are a selection of local primary schools within 1.2 miles of the property and Boswells High School, alongside the local schools, it offers two of the country's top performing grammar schools, Writtle Agricultural College, Anglian Ruskin University, and several private schools.

Chelmsford is a sought-after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 32 minutes. The property is conveniently positioned within easy access of the A12 via Springfield Road.

- Victorian Terraced Home
- Fitted Kitchen
- Two Bedrooms
- Garden Room/Outbuilding
- Two Reception Rooms
- Ground Floor Bathroom & First Floor Bathroom
- Southeast Facing Rear Garden
- Residents Permit Parking









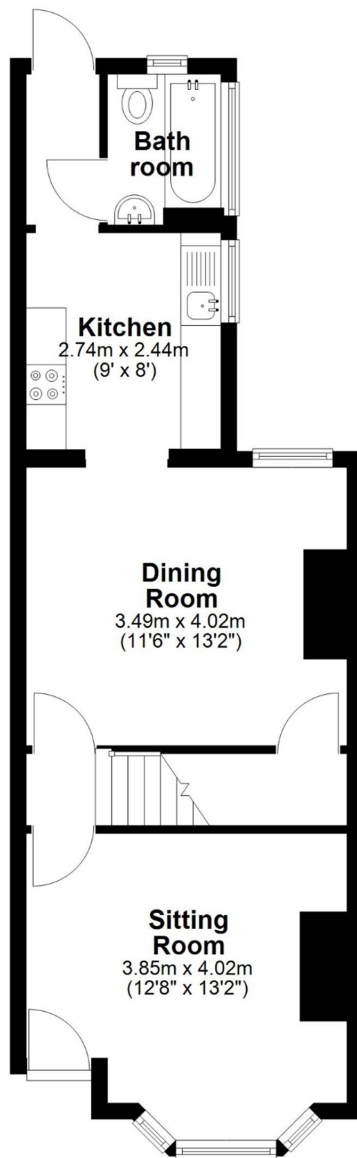




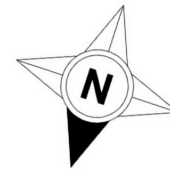
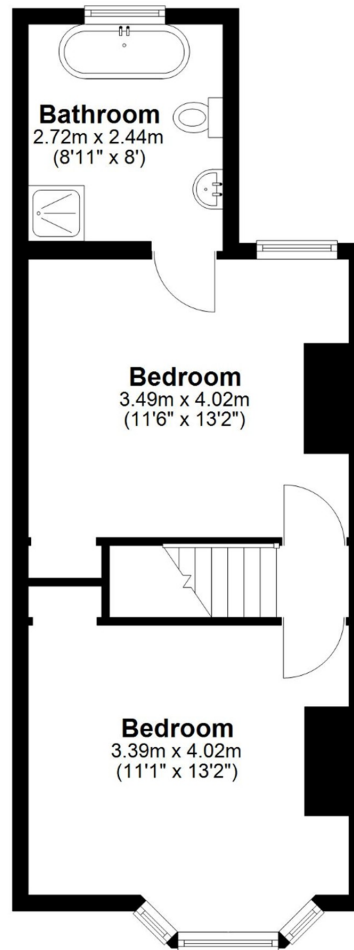




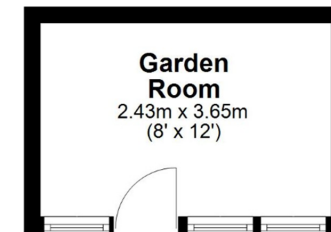
## Ground Floor



## First Floor



## Outbuilding



**APPROX INTERNAL FLOOR AREA**  
85 SQ M (910 SQ FT)  
**OUTBUILDING** 9 SQ M 100 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](http://www.bondresidential.co.uk)**

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