



# Clarence Close, Chelmer Village, Chelmsford, CM2 6SE

Council Tax Band C (Chelmsford City Council)

 2  3  1

£400,000 Freehold

Bond Residential are delighted to offer for sale this semi detached family home which has been much improved & well maintained by the current owners.

The property offers a lounge, dining room & fitted kitchen. To the first floor there are three bedrooms and a family bathroom with modern white suite. Outside the property benefits from a garage & rear garden.

## LOCATION

Nestled in the sought-after Chelmer Village area of Chelmsford, Clarence Close offers the perfect family living. With its excellent schools, local parks, and convenient road links, Chelmer Village is a popular choice for families.

The area boasts two local primary schools and a village square with a variety of shopping facilities, including an Asda superstore. Chelmer Village Retail Park is home to well-known High Street brands, and there are also pubs and restaurants within the area. The River Chelmer flows along the southern and eastern edges, providing opportunities for fishing, canoeing, dog walking, and leisurely walks.

Chelmsford city centre is just a short distance away, offering a vibrant nightlife with a great selection of bars and restaurants serving cuisines from around the world. The pedestrianised High Street, shopping precincts, and popular Bond Street with its John Lewis store ensure a comprehensive shopping experience. Leisure enthusiasts will appreciate the newly refurbished Riverside Ice & Leisure centre, as well as the small parks and open areas scattered throughout Chelmer Village.

Chelmsford is renowned for its educational excellence, with top-performing grammar schools, Writtle Agricultural College, Anglian Ruskin University (including a medical faculty), and the prestigious New Hall private school located in the nearby area of Springfield.

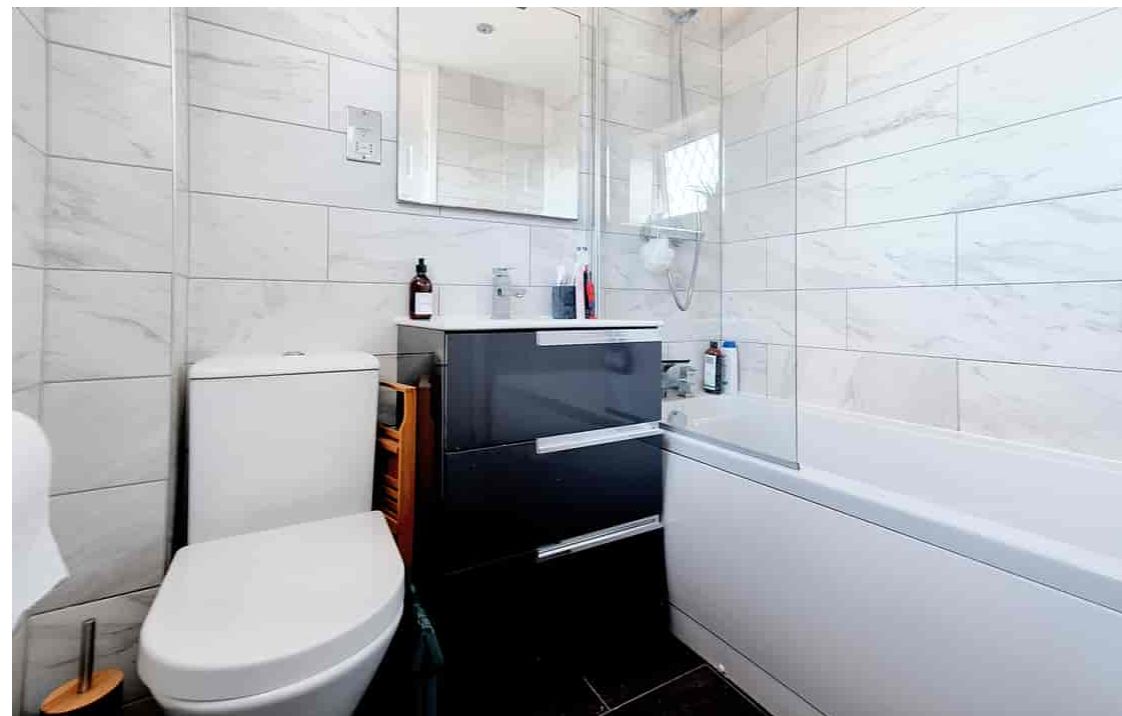
Commuters will benefit from Chelmsford's mainline station, offering direct services to London Liverpool Street in as little as 32 minutes. Chelmer Village is also conveniently located with easy access to the A12, providing connections to the M25 and M11 for those travelling by car.

Don't miss out on the opportunity to make Clarence Close your family's new home. Contact Bond Residential today to arrange a viewing.

- Semi Detached Home
- Gas Central Heating
- Walking Distance of Local Schools and Shops
- Three Bedrooms

- Improved & Well Maintained by Current Owners
- Walking Distance of local amenities and bus route
- Complete Onward Chain
- Garage







GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.

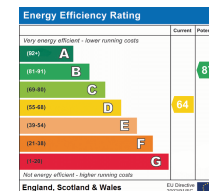


TOTAL FLOOR AREA : 754 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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