HOME
PARTNERSHIP

# Arbour Lane
# Chelmsford

£325,000
2-bed terraced house

'Two double bedrooms'

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## Features

- Two reception rooms
- Character property
- Entrance hall and landing
- Modern fitted kitchen
- Large bathroom with four-piece bathroom suite
- Front & rear gardens
- uPVC double glazed windows
- Gas fired central heating by radiator
- NO ONWARD CHAIN!

This well-presented 2 bedroom period terraced house is conveniently located for Chelmsford city centre and is being offered for sale with no onward chain! Inside, there is an entrance hallway leading to a dining room at the front of the house and a good sized living room at the rear. There is a modern fitted kitchen at the back of the property, with access to the rear garden. Upstairs, there is a landing with loft access leading to two double bedrooms and well appointed, large four-piece family bathroom with includes a panelled bath and separate shower cubicle. Outside, there is a small landscaped garden to the front of the house and a well-maintained rear garden with lawned and decked areas. The house also benefits from having uPVC double glazed windows throughout, gas fired central heating via radiators as well as host of period features throughout the property including picture rails and feature fire places. Permit parking is also available.

This character property offers an opportunity to enjoy living close to the City centre and just 0.9 walk to the train station. Located in a desirable area of Chelmsford just off Springfield Road and in one direction easy access to Aldi store and the Harvester restaurant and convenient for the A12 and A130 trunk roads. The City centre offers comprehensive shopping facilities to include the popular trendy Bond Street area incorporating John Lewis, alfresco dining restaurants and an Everyman cinema. Chelmer retail park and the Riverside retail park are near by and give extended shopping choices plus there are local open spaces to include Coronation Park and Springfield Green.

## Room Sizes

**Living Room**
- 13' 10" x 11' 10" (4.22m x 3.61m))

**Dining Room**
- 10' 11" x 9' 11" (3.33m x 3.02m))

**Kitchen**
- 10' 10" x 7' 11" (3.30m x 2.41m))

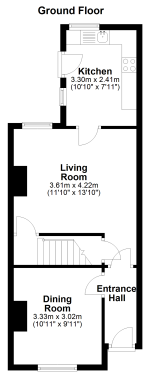
**Bedroom 1**
- 13' 11" x 10' 11" (4.24m x 3.33m))

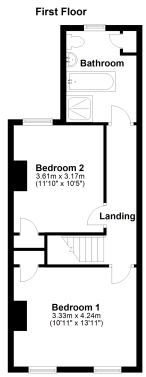
**Bedroom 2**
- 11' 10" x 10' 5" (3.61m x 3.17m))

**Bathroom**
- 11' 10" x 7' 10" (3.61m x 2.39m))

**Rear Garden**
- 36' 0" x 15' 0" (10.97m x 4.57m))

## Floor Plans





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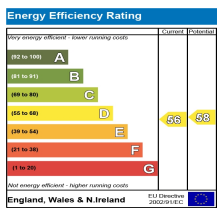


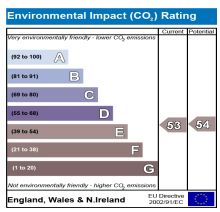



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