



Henniker Gate, Chelmer Village, Chelmsford, CM2 6SB

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£225,000 Freehold

Bond Residential are delighted to offer for sale this one bedroom cluster home set in the sought after Chelmer Village area of Chelmsford, the property offers an open plan living/dining room with spiral staircase, fitted kitchen, bedroom and shower room with modern white suite. The property benefits from a lawned rear garden which overlooks a school playfield with fenced boundaries, the property also offers allocated parking.

LOCATION

Chelmer Village is an extremely popular area for families due to its excellent schooling, local parks and road links. Chelmer Village offers two local primary schools, a range of local amenities including a village square with a selection of shopping facilities including Asda superstore, Chelmer Village Retail Park offers a variety of stores with a selection of well known High Street brands, there are also a selection of pubs and restaurants within the area. The River Chelmer flows along the southern and eastern edges and also forms part of the Chelmer and Blackwater Navigation and is a popular location for fishing, canoeing, dog walking and pleasure walks. There is a regular bus service which runs through Chelmer Village and provides access to the city centre.

Chelmsford city centre offers a thriving nightlife with a selection of bars and places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store.

Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the recently refurbished Riverside Ice & Leisure, there are a selection of small parks and open areas spread throughout Chelmer Village.

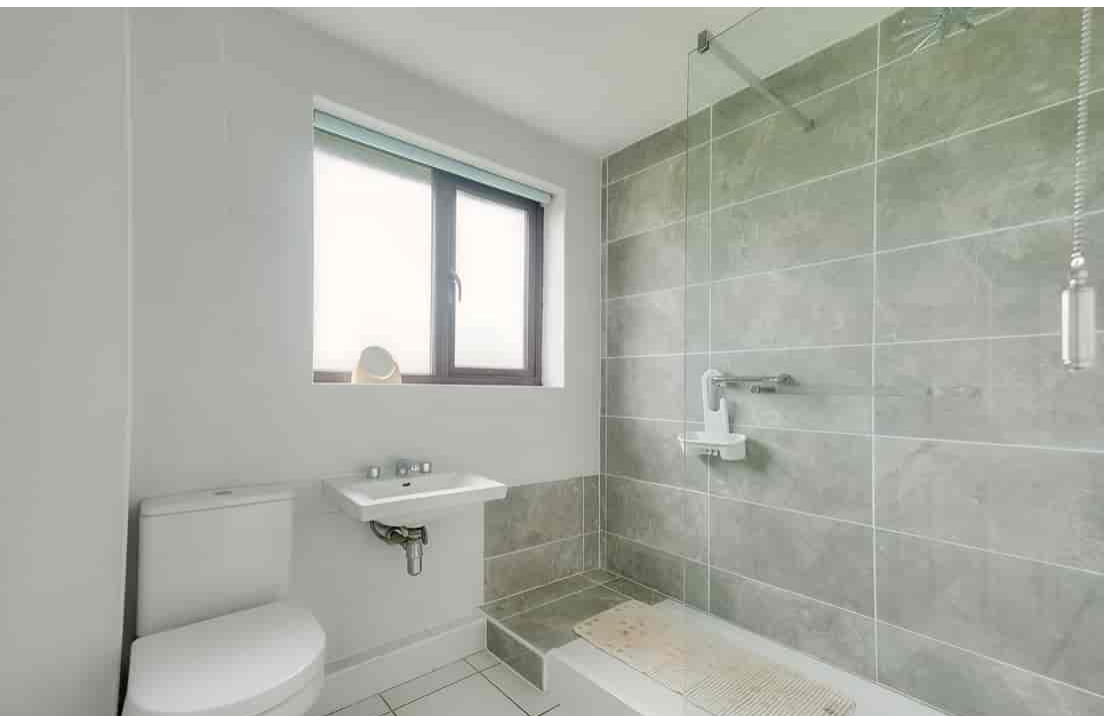
Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college, Anglian Ruskin University which includes a medical faculty and New Hall private school which is situated in the nearby area of Springfield.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, Chelmer Village is also conveniently located within easy access of the A12 which provide access to the M25 and M11.

- Cluster Home
- Kitchen
- Shower Room With Modern White Suite
- Allocated Parking

- Open Plan Living/Dining Room
- Bedroom
- Private Garden
- No Onward Chain

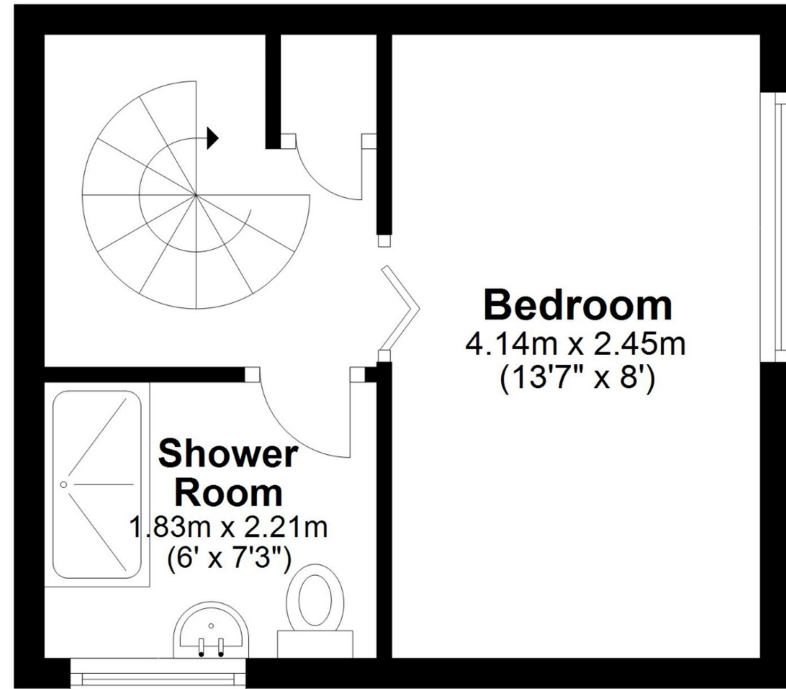
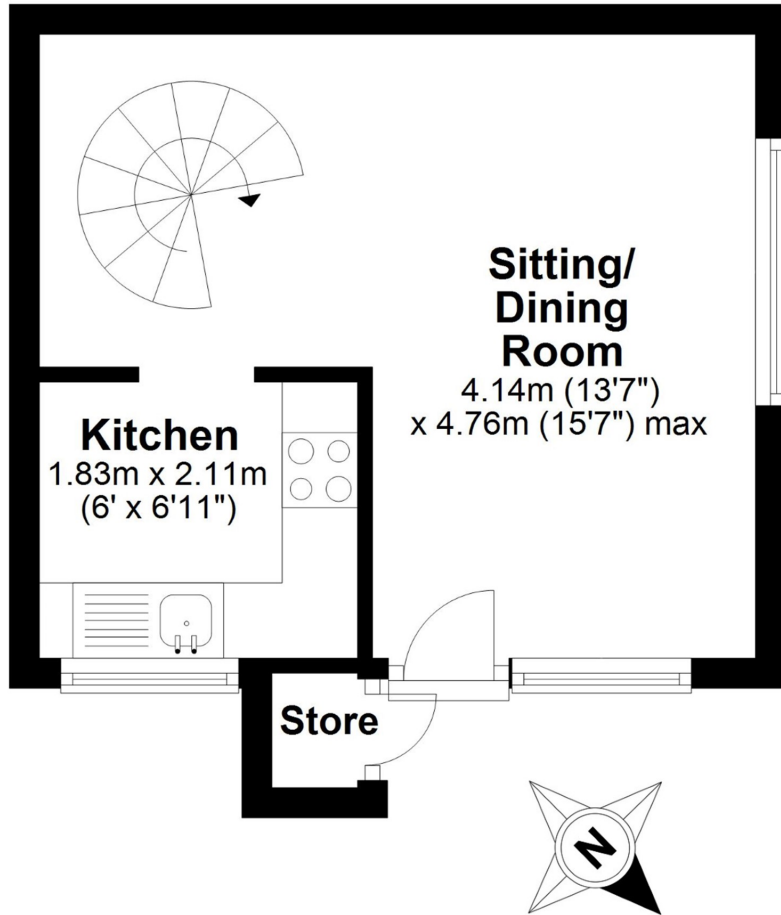






Ground Floor

First Floor



APPROX INTERNAL FLOOR AREA 40 SQ M (430 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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