



41 Primrose Hill, Chelmsford, Essex, CM1 2RH

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£325,000 Freehold

ACCOMMODATION

Situated close to the city centre is this charming two bedroom Victorian terraced home with accommodation comprising a living room with fireplace, separate dining room, fitted kitchen with white shaker style units. To the first floor there are two bedrooms and a bathroom with a modern white suite. Externally the front garden is retained by a picket fence, the rear garden is south facing with a paved patio area & lawn. Residents permit parking is available on Primrose Hill (Zone 1), with the property qualifying for two permits from Chelmsford City Council at an annual cost of £26 per permit.

LOCATION

Situated within easy access of Chelmsford city centre and mainline station. Chelmsford city centre 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.

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.

Chelmsford is renowned for its educational excellence and, 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.

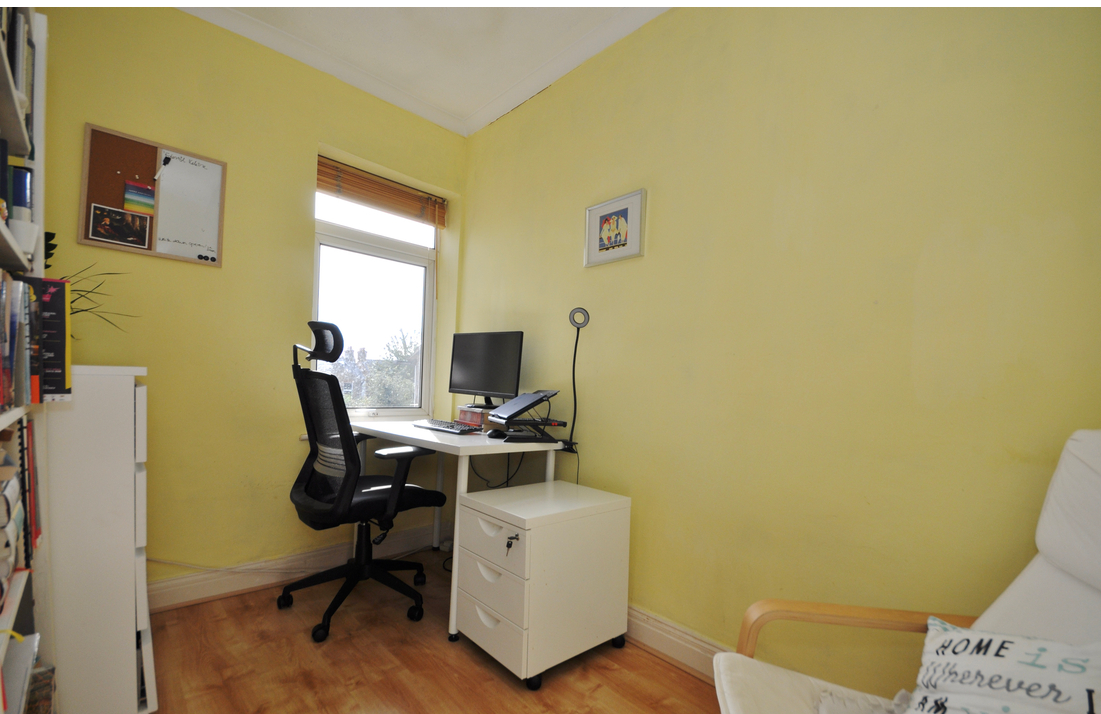
Tenure - Freehold Property.

Council Tax Band - C

EPC Rating - C

- No onward chain
- Two Reception Rooms
- Two Bedrooms
- South Facing Rear Garden
- City Centre Location
- Victorian Terraced House
- Fitted Kitchen
- Bathroom With Modern White Suite
- Residents Permit Parking

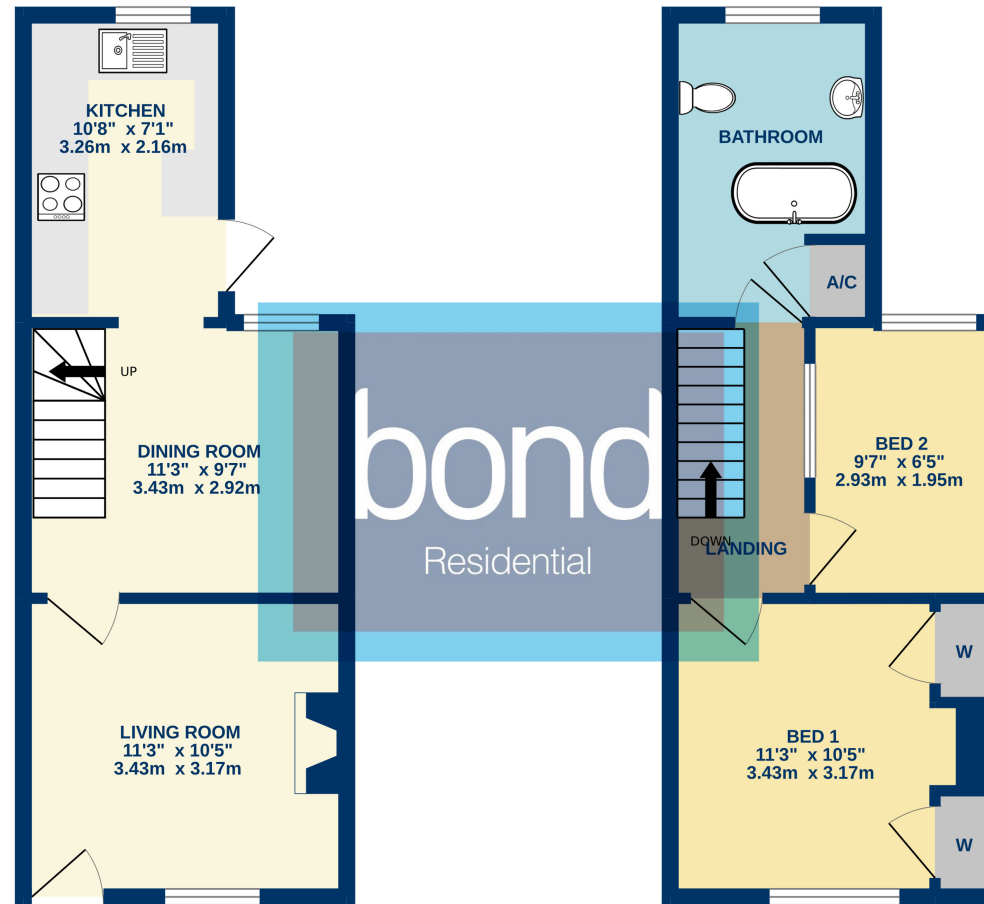






GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.

1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.

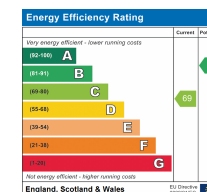


TOTAL FLOOR AREA: 593 sq.ft. (55.1 sq.m.) approx.

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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