



## Upper Bridge Road, Chelmsford, Essex, CM2 0RU

Council Tax Band B (Chelmsford City Council)



Guide Price £260,000 - £270,000 Share of Freehold

## ACCOMMODATION

Bond Residential are delighted to offer for sale this ground floor maisonette being sold with a share of freehold and no onward chain situated within walking distance of the City centre and mainline railway station.

The property offers a separate entrance hall with storage cupboard housing the gas boiler, lounge/diner with the kitchen area being open plan in to the reception room offering a built in oven, Halogen hob & washing machine. Two spacious double bedrooms and a bathroom with white suite. Outside the property benefits from on road permit parking and own enclosed rear garden.

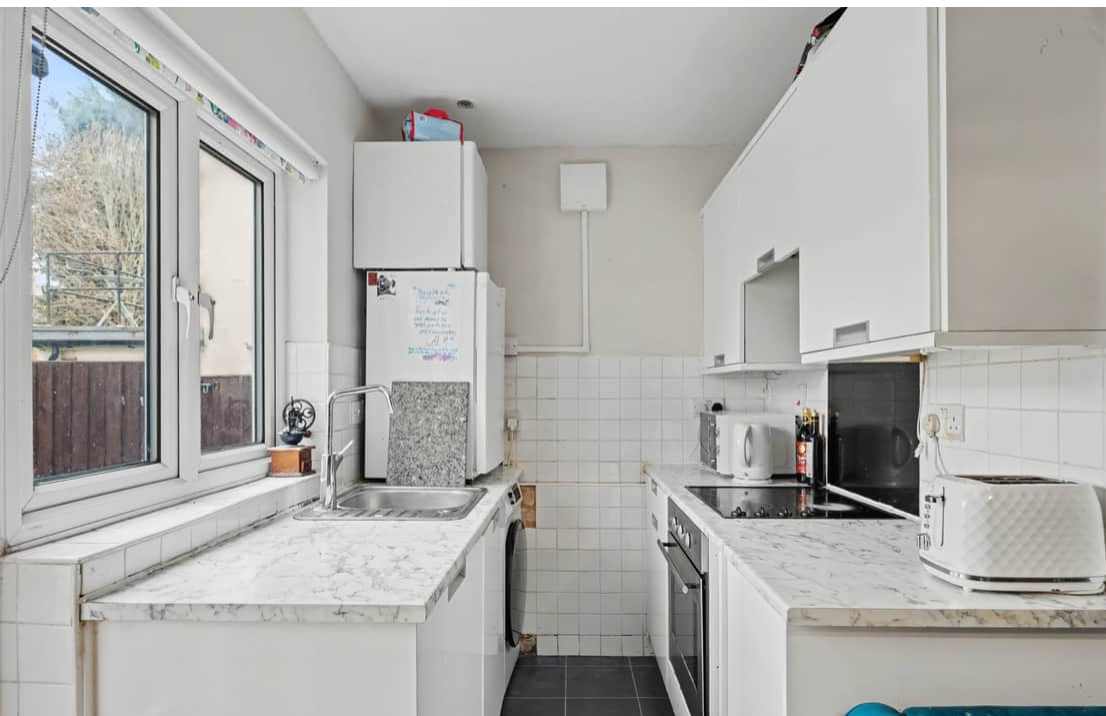
## LOCATION

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, with Virgin Active being a short walk from the property, 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 and open spaces within close proximity including Central Park and there is a pleasant riverside walk through to the city centre. 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.

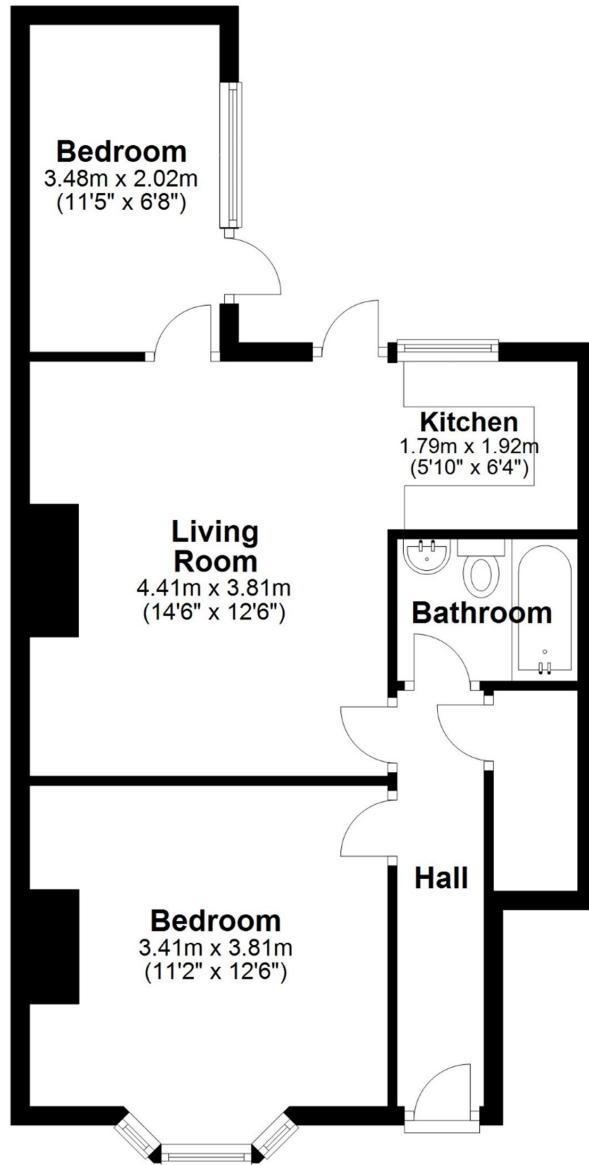
The current owner advises us that the property benefits from a share of the freehold with the upstairs maisonette and there is zero ground rent & maintenance charges.

- Ground Floor Maisonette
- Two Double Bedrooms
- Gas Central Heating
- Fitted Kitchen
- Own Rear Garden
- Share of Freehold
- No Onward Chain
- Lounge/Diner
- On Road Permit Parking





# Ground Floor



**APPROX INTERNAL FLOOR AREA**  
52 SQ M (560 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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