



# Lathcoates Crescent, Chelmsford, Essex, CM2 7LU

Council Tax Band C (Chelmsford City Council)



£315,000 Freehold

Bond Residential are delighted to offer for sale this terrace house situated within 1.5 miles of the City Centre being sold with no onward chain.

The property offers an entrance hall, ground floor cloakroom, lounge, dining room and kitchen. To the first floor there are three bedrooms and a five piece family bathroom with white suite. Outside the property benefits from a driveway to the front which provides off road parking and rear garden with brick built storage shed and shared side access.

## LOCATION

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of 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 at the local Chelmer Park, a selection gyms including Riverside Ice & Leisure, there are a selection of golf clubs within the area and the nearby Hylands Park estate and Galleywood Common provide pleasant walks and open spaces.

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 and Anglian Ruskin University.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located within 2 miles of the A12 and A414 which provide access to the M25 and M11.

- Mid Terrace House
- Ground Floor WC
- Off Road Parking
- Three Bedrooms
- Gas Central Heating
- Two Reception Rooms
- Rear Garden







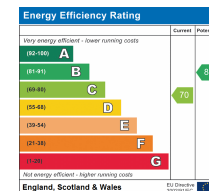
GROUND FLOOR

1ST FLOOR



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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