



Navigation Road, Chelmsford, Essex, CM2 6HD

Council Tax Band C (Chelmsford City Council)



£300,000 Freehold

Bond Residential are delighted to offer for sale this semi detached character property being sold with no onward chain situated within walking distance of the City centre & mainline railway station.

The property offers two reception rooms and a kitchen. To the first floor there are two bedrooms and a shower room. Outside the property benefits from a rear garden and garage to rear.

LOCATION

Navigation Road is situated within walking distance or a short bus ride to Chelmsford city centre and the mainline railway station. This location offers the perfect blend of convenience and accessibility.

Chelmsford city centre is a vibrant hub with a thriving nightlife. You'll find a wide selection of bars and restaurants, catering to all tastes and serving cuisines from around the world. Whether you're looking for a cozy family restaurant or a popular chain eatery, Chelmsford has it all. The pedestrianised High Street, two shopping precincts, and the renowned Bond Street with its John Lewis store provide a comprehensive range of shopping facilities, ensuring that you have everything you need right at your doorstep.

For leisure enthusiasts, Chelmsford offers a variety of options, boasting numerous sports clubs, while Riverside Ice & Leisure provides a gym and ice skating rink. Golf enthusiasts will appreciate the selection of golf clubs in the area.

Education is a top priority in Chelmsford, known for its educational excellence. In addition to the local schools in close proximity, the city is home to two of the country's top-performing grammar schools, as well as Writtle agricultural college and Anglian Ruskin University.

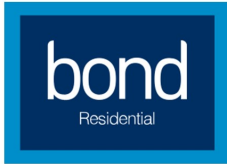
Commuting is a breeze with Chelmsford's mainline station providing direct services to London Liverpool St in as fast as 32 minutes. The property is also conveniently located for the A12 and A414, offering easy access to the M25 and M11 for those who prefer to travel by car.

- Semi Detached Character House
- No Onward chain
- Kitchen
- Rear Garden
- In Need of Modernisation
- Two Reception Rooms
- Two Bedrooms
- Garage to Rear



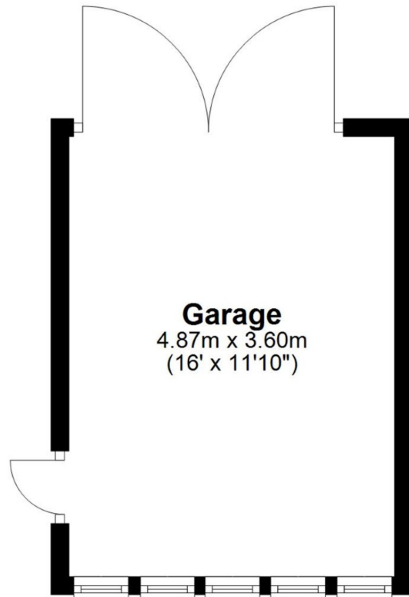






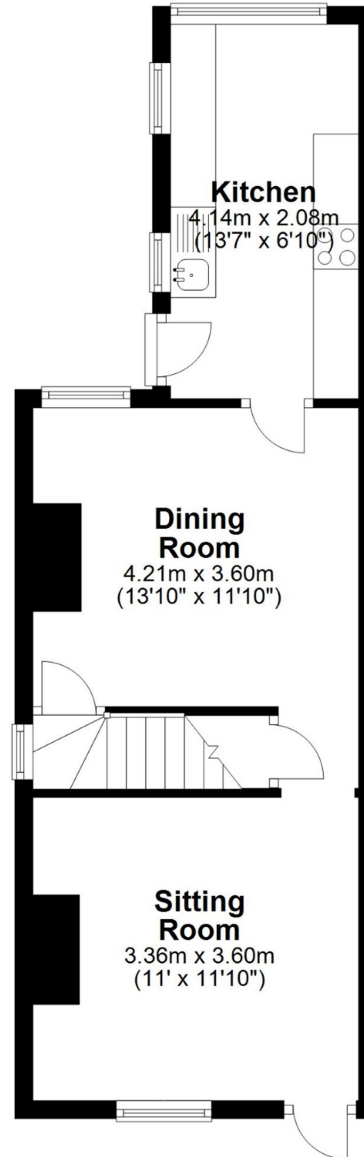
Ground Floor

Outbuilding



Garage
4.87m x 3.60m
(16' x 11'10")

APPROX INTERNAL FLOOR AREA
70 SQ M (750 SQ FT)
OUTBUILDING 18 SQ M (190 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.
Copyright Bond Residential 2024

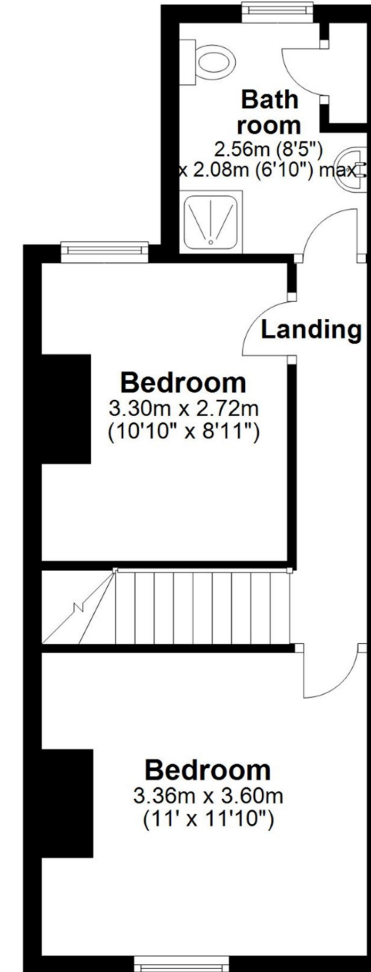


Kitchen
4.14m x 2.08m
(13'7" x 6'10")

Dining Room
4.21m x 3.60m
(13'10" x 11'10")

Sitting Room
3.36m x 3.60m
(11' x 11'10")

First Floor



Bath room
2.56m (8'5")
x 2.08m (6'10") max

Landing

Bedroom
3.30m x 2.72m
(10'10" x 8'11")

Bedroom
3.36m x 3.60m
(11' x 11'10")

78, New London Road,
Chelmsford, Essex, CM2 0PD
Telephone: 01245 500599
Website: www.bondresidential.co.uk

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

