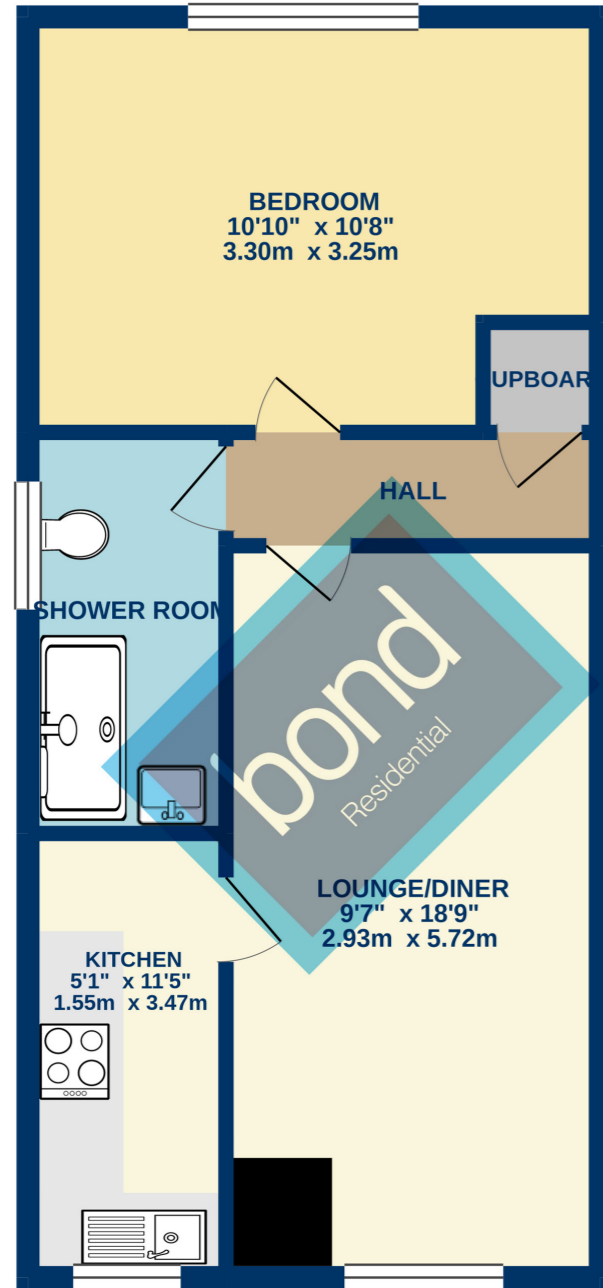


GROUND FLOOR

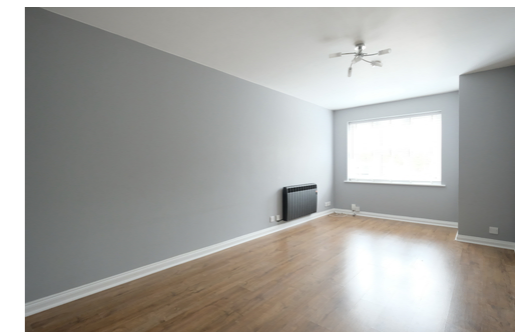


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2020

# FLOORPLAN



Fulcher Avenue, Chelmer Village, Chelmsford, CM2 6QN



**bond Residential**  
 01245 500599  
[www.bondresidential.co.uk](http://www.bondresidential.co.uk)  
 43 New London Road, Chelmsford, CM2 0ND



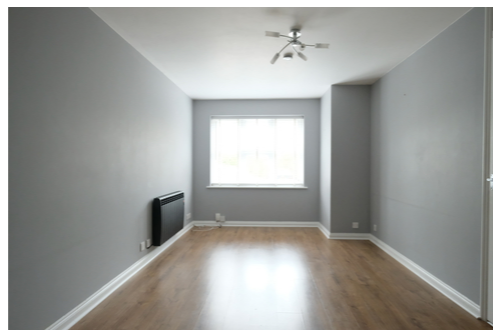
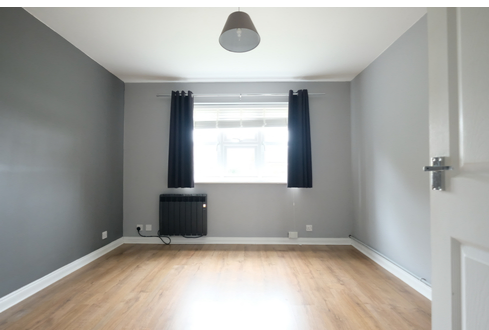
Energy Efficiency Rating D



£200,000

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.

Fulcher Avenue, Chelmer Village, Chelmsford, CM2 6QN



### ACCOMMODATION

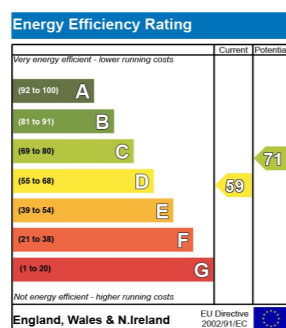
The property offers an entrance hall, lounge/diner, fitted kitchen with built in oven & hob, double bedroom and shower room with modern white suite. The apartment also offers double glazed windows and electric heating plus the security entry phone system in the entrance hall. Outside the property benefits from parking and a garage with up & over door.

### LOCATION

Chelmer Village is a popular housing, retail and industrial development located to the east of the City Centre. The development was started in 1978 and comprises a wide variety of modern homes, shopping facilities are catered for in Chelmer Village Square & Chelmer Retail Park and there are also some pubs and restaurants. Schooling is catered for with two highly regarded primary schools. The River Chelmer flows along the southern and eastern edges of the area and also forms part of the Chelmer and Blackwater Navigation and is a popular location for fishing, canoeing, dog walking and pleasure walks. Chelmsford city centre boasts a thriving shopping centre with comprehensive facilities on offer which include the highly acclaimed Bond Street shopping precinct as well as a wide array of independent and chain restaurants, many bars and leisure facilities including Riverside Ice Rink. It also boasts some of the most highly regarded schools in the UK and Chelmsford rail station provides regular services to London Liverpool Street with journey times of around 40 minutes.

- Ground Floor Apartment
- Lounge/Diner
- Fitted Kitchen
- Double Bedroom
- Shower Room With Modern White Suite
- Garage
- No Onward Chain
- Double Glazed Windows
- Electric Heating

# £200,000



01245 500599

[www.bondresidential.co.uk](http://www.bondresidential.co.uk)

[f/bondresidential](https://www.facebook.com/bondresidential) [@bondresidential](https://twitter.com/bondresidential)