



South Primrose Hill, Chelmsford, Essex, CM1 2RF

Council Tax Band C (Chelmsford City Council)



Guide Price £425,000 - £450,000 Freehold

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Bond Residential are delighted to offer for sale this three storey character home situated within walking distance of the City centre & mainline railway station.

The property offers two reception rooms with feature fireplaces and balcony off of the rear reception room. To the lower level there is a fitted kitchen with integrated appliances and dining area with double doors which overlook and lead to the rear garden. The four piece luxury bathroom is also on this floor with white suite & underfloor heating. The two double bedrooms with feature fireplaces can be found on the upper floor. Outside the property benefits from an established rear garden with paved patio area & mature shrubs & hedging to borders. The property benefits from on road permit parking (permits can be purchased from Chelmsford CC) A real feature of this lovely home is the garage to the far end of the garden which offers handy storage.

LOCATION

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 recently 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.

- Three Storey Character Home
- Fitted Kitchen/Diner
- Gas Central Heating
- Balcony Overlooking Garden
- Garage to Rear

- Two Reception Rooms
- Four Piece Bathroom Suite
- Two Double Bedrooms
- Established Rear Garden

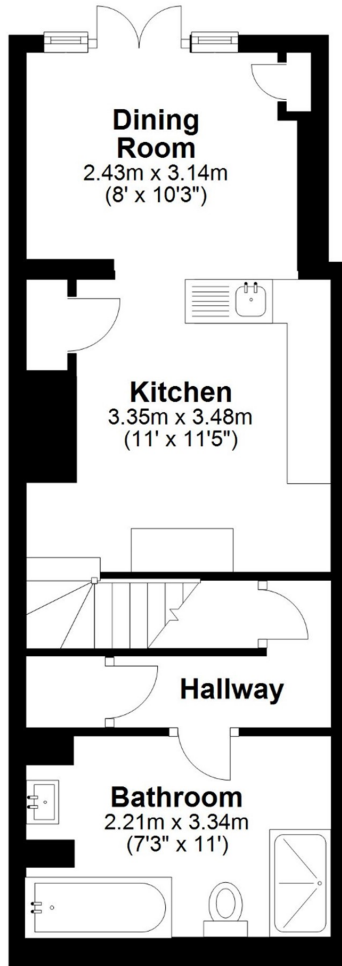




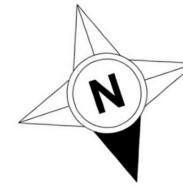
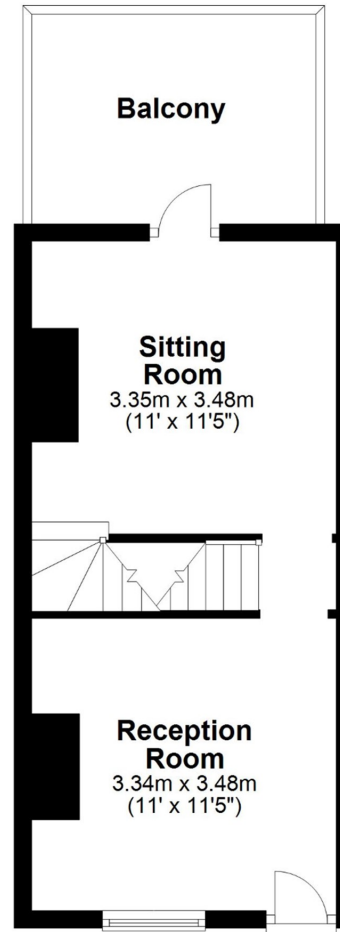




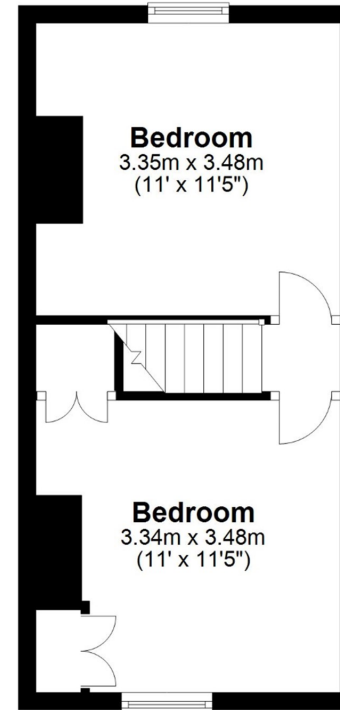
Lower Ground Floor



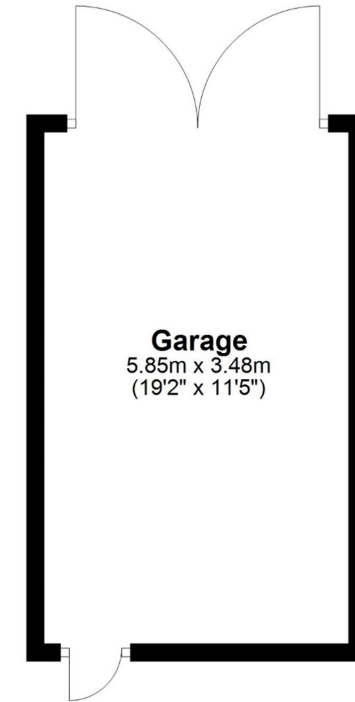
Ground Floor



First Floor



Outbuilding



APPROX INTERNAL FLOOR AREA 89 SQ M (950 SQ FT) **GARAGE/OUTBUILDING** 20 SQ M (220 SQ FT)

This floorplan is for illustrative purposes only and is **NOT TO SCALE** all measurements are approximate
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