



Rothbury Road, Chelmsford, Essex, CM1 3DE

Council Tax Band C (Chelmsford City Council)

 1  3  2

£300,000 Freehold

Bond Residential are pleased to offer for sale this terrace house being sold with no onward chain.

The property offers an entrance hall, lounge, kitchen/diner, conservatory and ground floor shower room. To the first floor there are three bedrooms and a family bathroom. Outside the property benefits from a hardstanding to the front of the house and an established rear garden.

AGENTS NOTE - the property is non standard construction.

## LOCATION

Rothbury Road is situated within 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.

- Terrace House
- Conservatory
- Three Bedrooms
- Hardstanding Driveway To Front

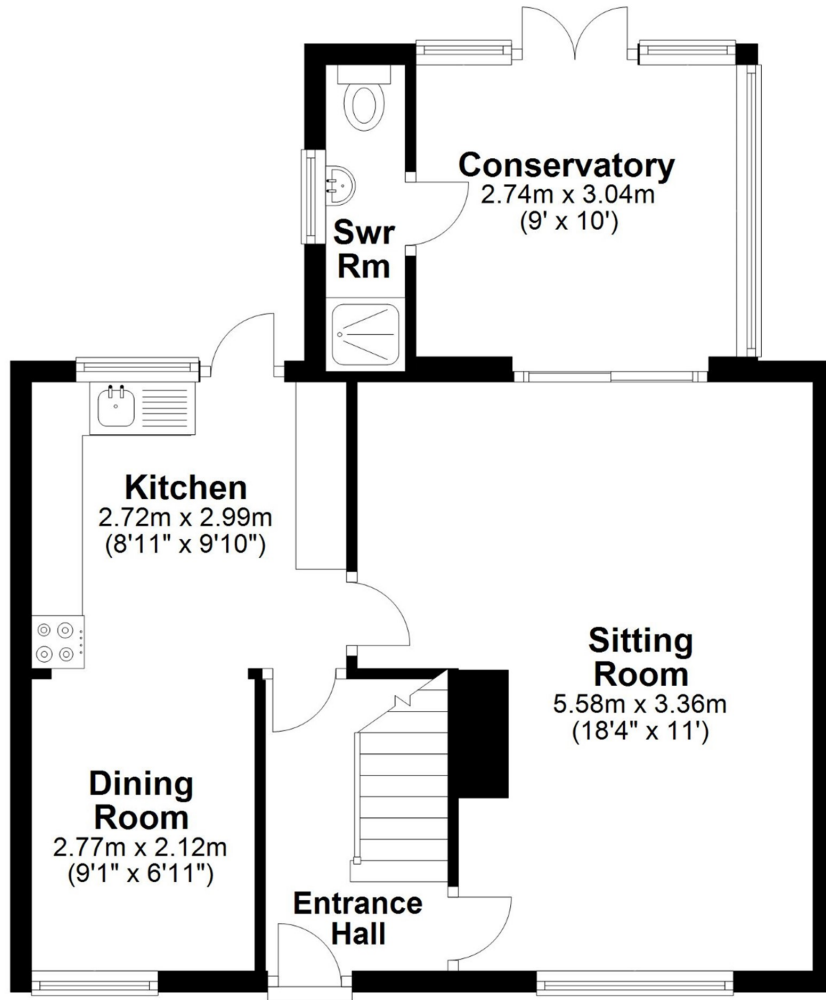
- No Onward Chain
- See Agents Note Regarding Non Standard Construction
- Established Rear Garden



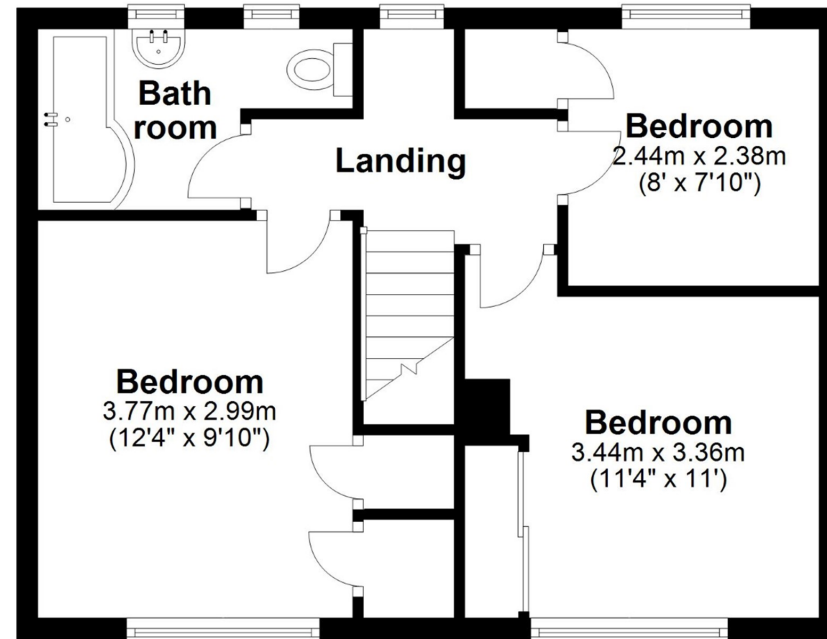




## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA 95 SQ M (1020 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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