



Rectory Lane, Chelmsford, Essex, CM1 1RE

Council Tax Band C (Chelmsford City Council)



£375,000 Freehold

Bond Residential is thrilled to present this delightful character terrace home, perfectly positioned within a short stroll of the mainline train station and bustling city centre. This charming property is offered with no onward chain, making it an ideal choice for those eager to move swiftly.

Step inside to discover an inviting open-plan living and dining area, perfect for entertaining or relaxing after a long day. The fitted kitchen provides a practical space for culinary creations, ensuring meal preparation is a breeze. Ascend to the first floor, where you'll find three bedrooms, each offering a cosy retreat. The family bathroom features a classic white suite, providing a serene space for unwinding. Externally, the property benefits from on-road permit parking, with permits conveniently available for purchase from Chelmsford City Council. The established rear garden is a true highlight, with artificial lawn and patio area offering a peaceful oasis for outdoor enjoyment. With rear access, it provides both convenience and privacy, perfect for summer barbecues. This home is not just about the property itself but also its enviable location. Enjoy the convenience of city living with shops, restaurants, and cultural attractions just a stone's throw away.

LOCATION

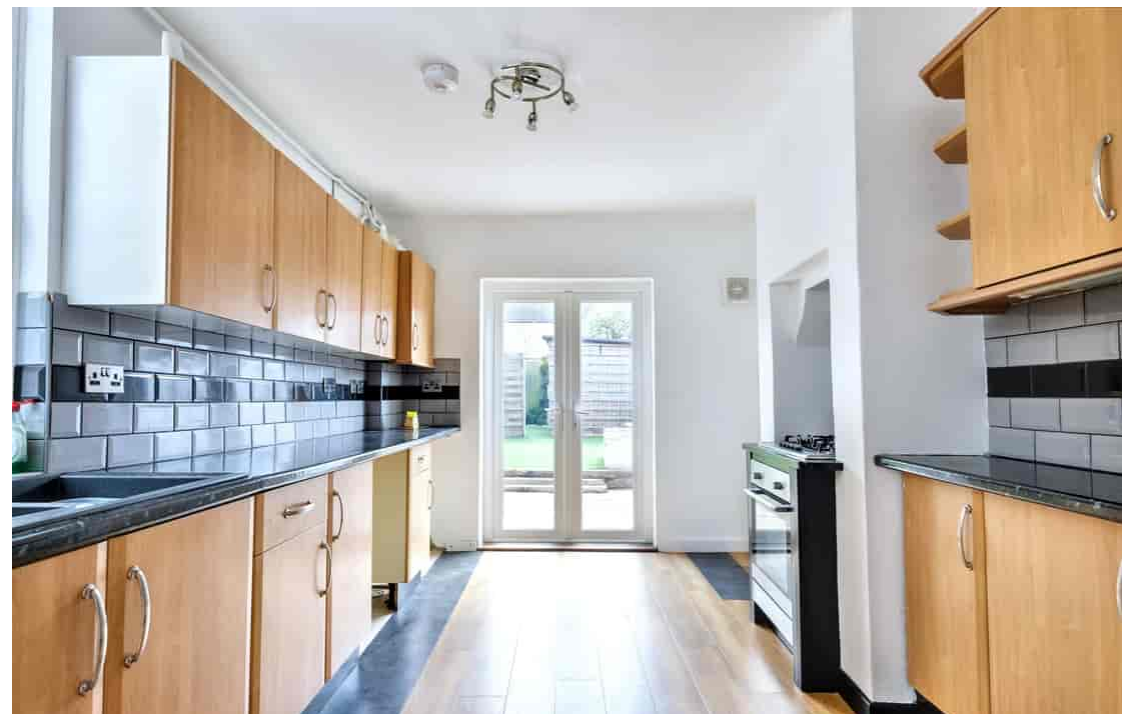
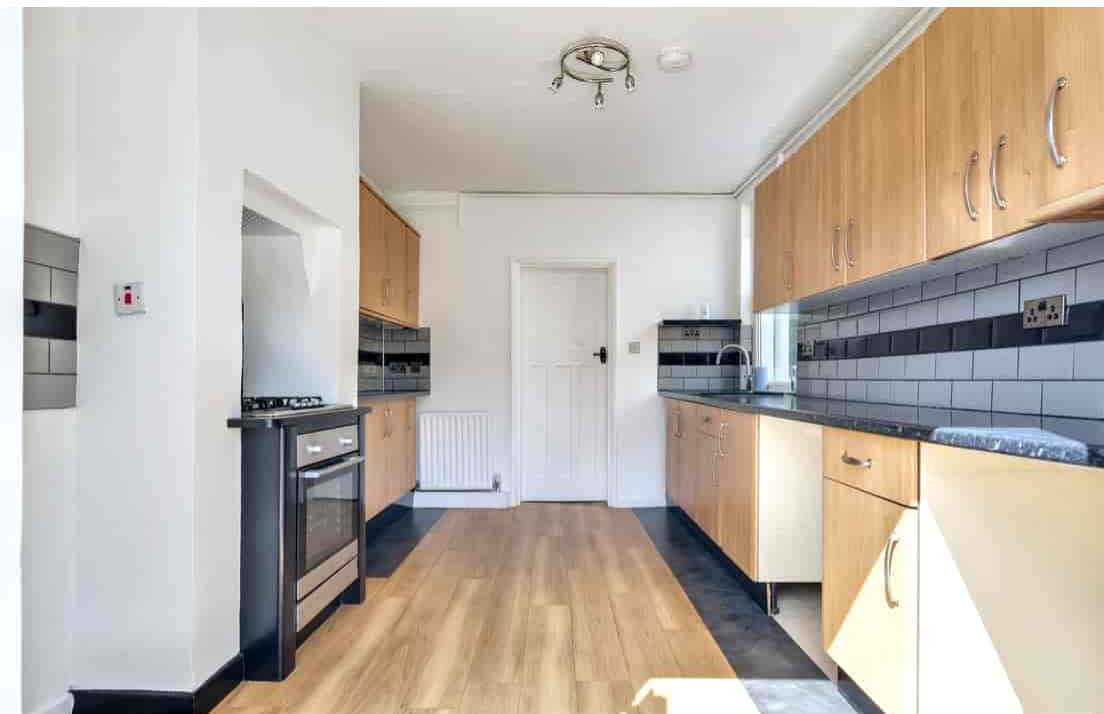
Rectory Lane is conveniently located within the heart of Chelmsford city centre and is within walking distance of both Chelmsford mainline station and pedestrianised High Street.

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. There is a selection of parks and open spaces within close proximity. 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

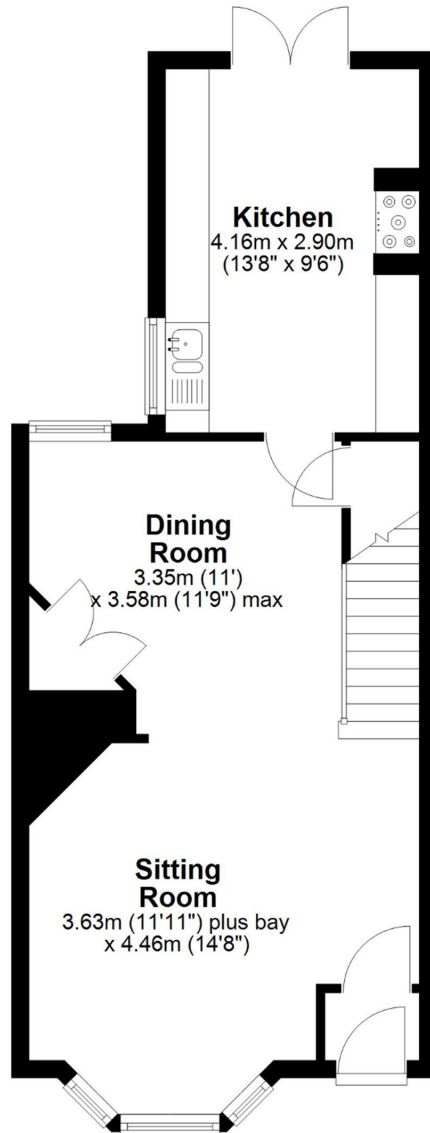
- Character Terrace Home
- Open Plan Living/Dining Room
- Three Bedrooms
- On Road Permit Parking (cost of permit applies)
- Walking Distance from Chelmsford Station & City Centre.
- No Onward Chain
- Fitted Kitchen
- First Floor Family Bathroom
- Rear Garden





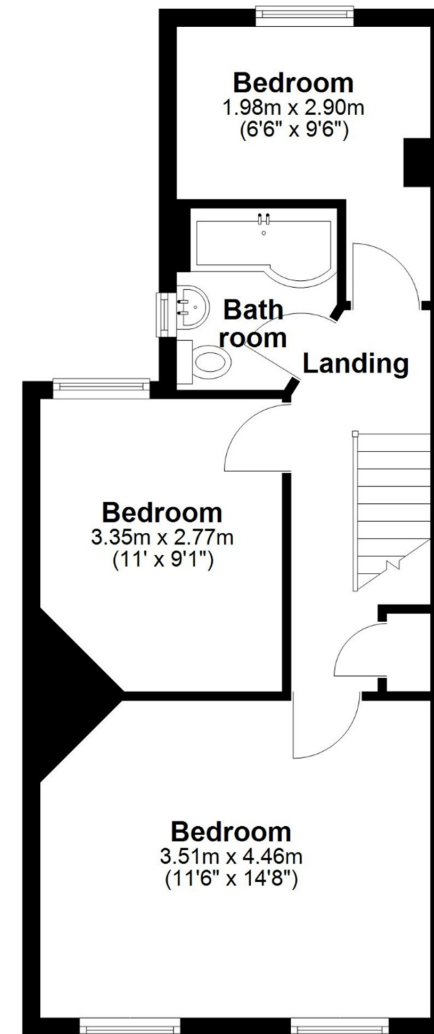


Ground Floor



APPROX INTERNAL FLOOR AREA
89 SQ M (960 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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First Floor



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