



Cherwell Drive, Chelmsford, Essex, CM1 2JL

Council Tax Band C (Chelmsford City Council)



Offers In Excess Of £375,000 Freehold



Bond Residential are delighted to offer for sale this three bedroom semi detached family home situated within two miles of the City Centre benefiting from a complete onward chain.

#### ACCOMMODATION:

The property offers an entrance hall, cloakroom, lounge, dining room and fitted kitchen. To the first floor there are two double bedrooms both benefiting from built in storage, one single bedroom currently being utilised as the dressing room. There is also a modern family shower room. Outside the property benefits from a block paved driveway providing off road parking for multiple vehicles with side access leading round to the rear garden, located on the front of the house is an electric car charging point. The rear garden is of good size and is mainly laid to lawn with patio area, a pathway leads down the garden to a garage which can be accessed via a service road off Welland Avenue. There is also a brick built storage space located to the side of the house, you will find the outside toilet in one half & the other half has been converted into a small home office space.

#### LOCATION:

Situated on a bus route to Chelmsford city centre and mainline station. 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 newly 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 and Anglian Ruskin University.

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 40 minutes.

TENURE: Freehold.

COUNCIL TAX BAND: C

- **\*\*See Agents Note Regarding Non Standard Construction\*\***
- Complete Onward Chain
- Modern Shower Room
- Electric Car Charging Point

- Established Semi Detached House
- Two Double Bedrooms & One Single
- Block Paved Driveway & Garage









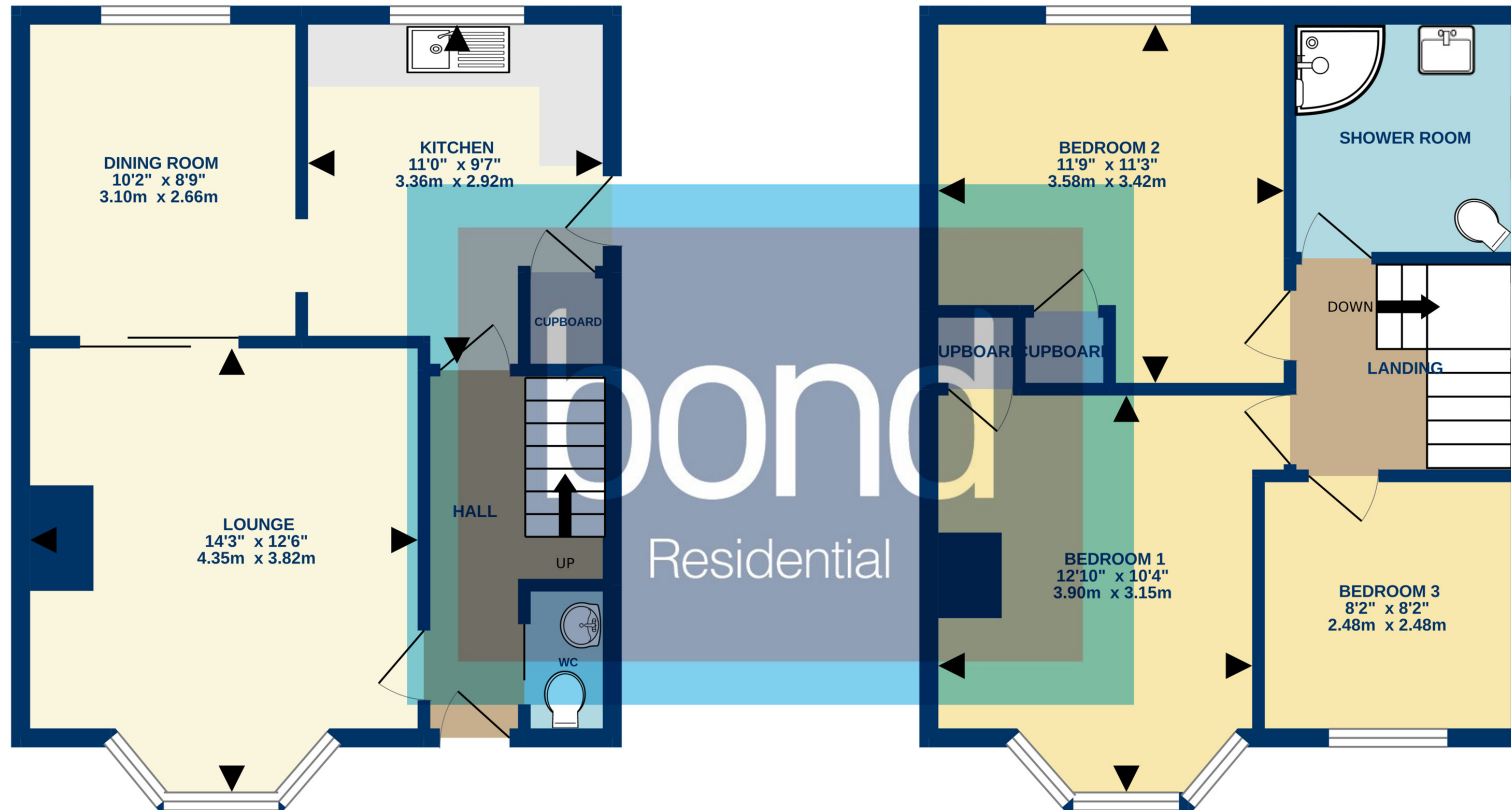






## GROUND FLOOR

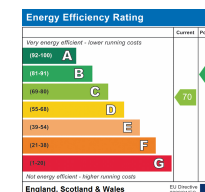
## 1ST FLOOR



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.

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