



South Primrose Hill, Chelmsford, Essex, CM1 2RG

Council Tax Band C (Chelmsford City Council)



Guide Price £400,000 - £425,000 Freehold

Bond Residential is thrilled to present this exquisite semi-detached character property, perfectly positioned within a short stroll of Chelmsford City centre and the mainline railway station. This delightful home seamlessly combines period charm with modern convenience, making it an ideal choice for those seeking a blend of city living and tranquil retreat.

Upon entering, you are welcomed by a spacious entrance hall that leads into the heart of the home which is the inviting lounge/diner, featuring a stunning fireplace that adds a touch of elegance and warmth. The beautifully fitted kitchen, is perfect for culinary enthusiasts. The double glazed double doors provide a picturesque view of the rear garden and open onto a timber decking terrace, creating a seamless indoor-outdoor living experience. The first floor accommodates two well-proportioned bedrooms, each offering a peaceful haven for rest and relaxation. The family bathroom is equipped with a contemporary white suite, ensuring a fresh and clean aesthetic.

Externally, the property boasts a large, beautifully maintained garden. The extensive lawn provides ample space for outdoor activities, while the timber decking terrace is perfect for alfresco dining or simply enjoying the serene surroundings. Convenient side access adds to the practicality of this charming home. For those with vehicles, the property is eligible for two on-road parking permits, available from Chelmsford City Council.

This property is a rare find, offering character, convenience, and a superb location. Whether you're a commuter or simply enjoy the vibrancy of city life, this home provides the perfect base. Don't miss the opportunity to make this charming property your own.

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.

- Semi Detached Character Home
- Feature Fireplace
- First Floor Family Bathroom
- Large Rear Garden

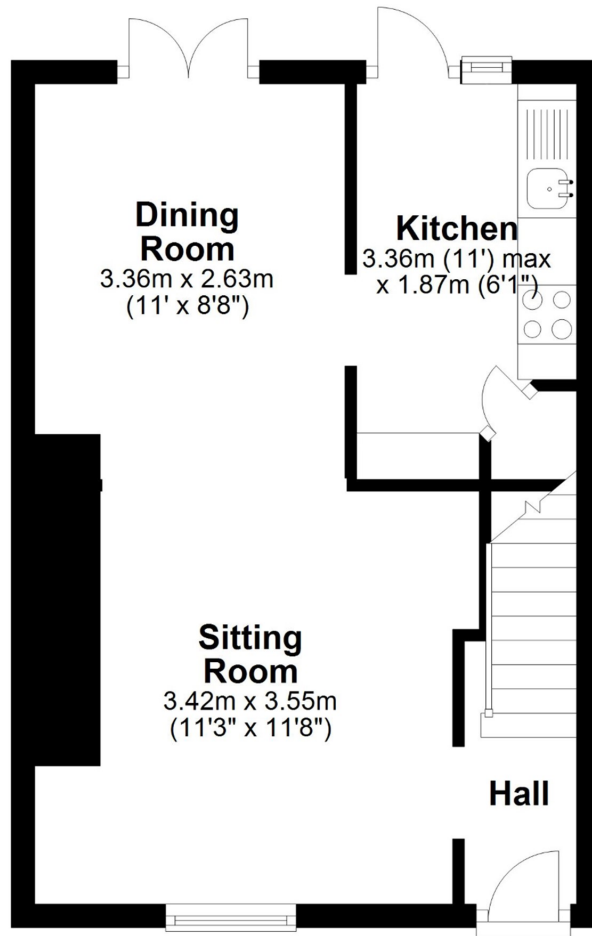
- Lounge/Diner
- Two Bedrooms
- Gas Central Heating
- City Centre Location



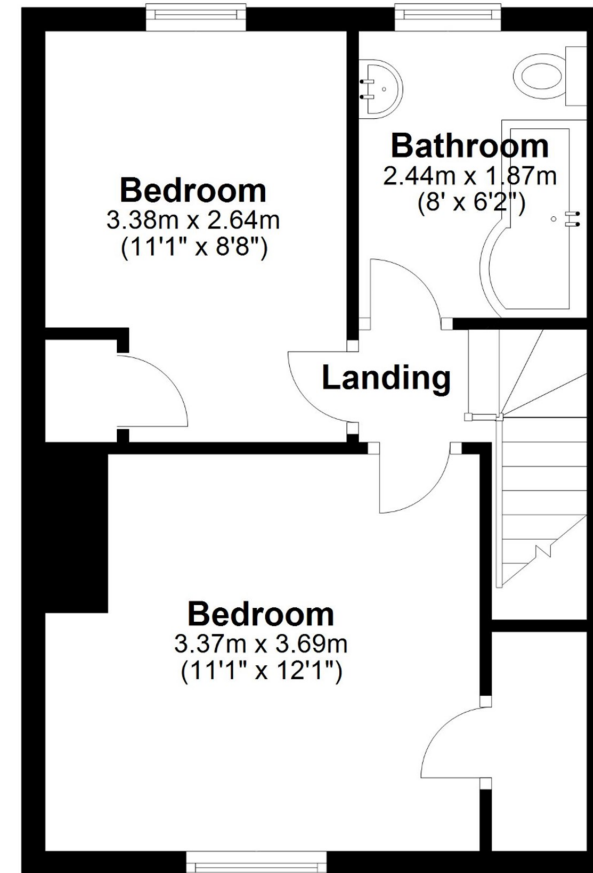




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 64 SQ M (690 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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78, New London Road,
Chelmsford, Essex, CM2 0PD
Telephone: 01245 500599
Website: www.bondresidential.co.uk

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