



Arbour Lane, Chelmsford, Essex, CM1 7RL

Council Tax Band C (Chelmsford City Council)



Offers In Excess of £300,000 Freehold

Bond Residential are delighted to offer for sale this character terrace house situated within walking distance of the City centre.

The property is being sold with no onward chain and offers a living room and fitted kitchen/Diner. To the first floor there are two bedrooms and a large four piece family bathroom with white suite. Outside the property benefits from a rear garden with timber decking terrace, lawn and storage shed.

LOCATION

Arbour Lane is conveniently located within a mile of the City Centre. Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store.

Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of small parks and open areas located close to Arbour Lane including Arun park which leads to the Bunny Walks which provides a pleasant riverside walk and cycle path into the city centre.

Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University, as well as New Hall private school which is situated on the edge of Springfield.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, The property is conveniently located located within 2.5 miles of the A12 which provide access to the M25 and M11.

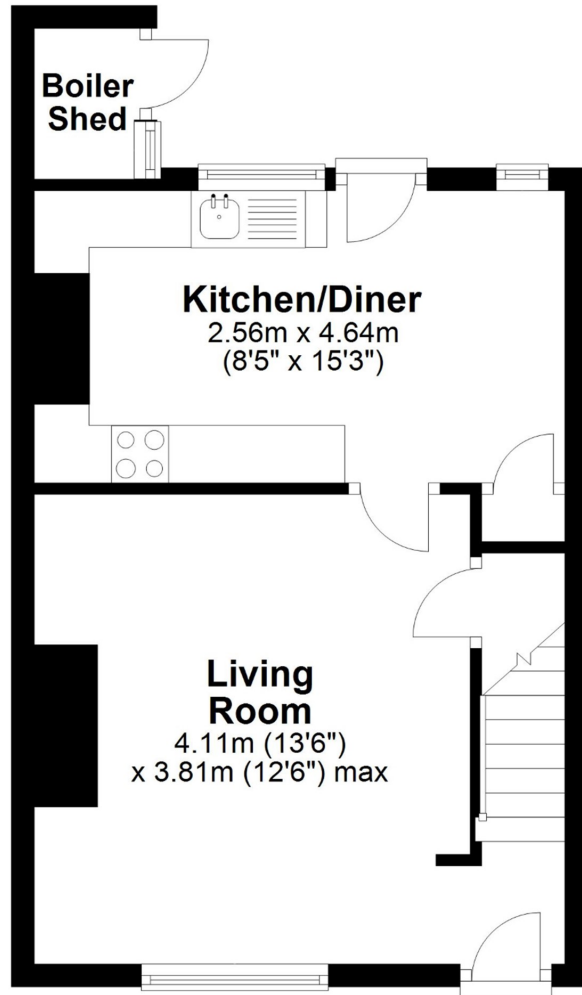
- Character Terrace Home
- Kitchen/Diner
- Large Family Bathroom with 4 piece white suite
- Rear Garden

- Living Room
- Two Bedrooms
- Gas Central Heating
- No Onward Chain

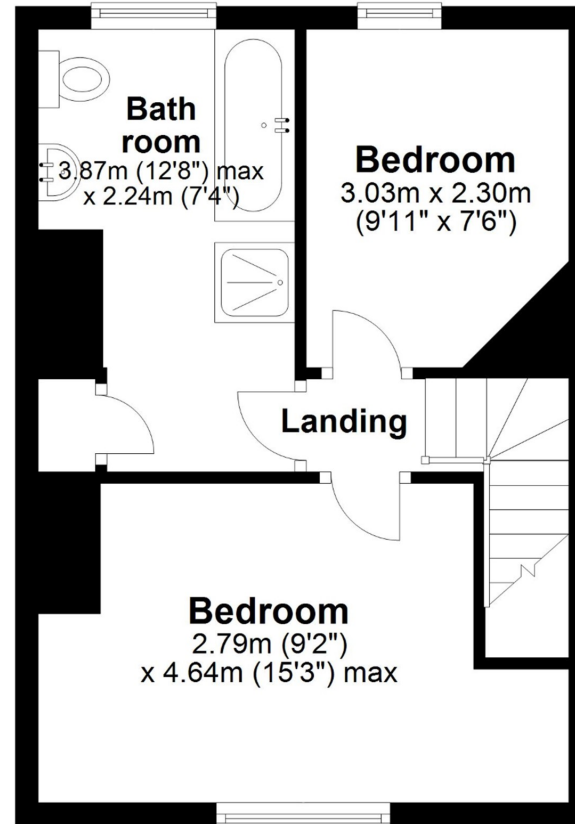




Ground Floor



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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