

Upper Bridge Road, Chelmsford, CM2 0BB



Energy Efficiency Rating D



£330,000

165 Upper Bridge Road, Chelmsford, Essex, CM2 0BB



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		83
(69 to 80)	C		
(55 to 68)	D	57	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

THE PROPERTY:

Bond Residential are delighted to offer this unique Victorian terrace home with accommodation laid out over three floors comprising a living room, dining room, a half set of stairs lead down to the kitchen/breakfast room and cloakroom which also features a low height basement suitable for storage, returning to the stairs there is a half set of stairs up from the dining room which leads to the bathroom with a modern white suite with the stairs then leading to the first floor with two double bedrooms. Externally the property offers a front garden retained by a picket fence and a west facing rear garden with patio and lawn.

AREA GUIDE:

The property is situated in Upper Bridge Road to the south west of the city centre the property benefits from being located within easy access of the A414 and A12. The property is conveniently located within a mile of the city centre and Chelmsford's mainline station with a journey time as fast as 30 minutes to London Liverpool St.

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.

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 a selection of private schools.

- **Victorian Terraced House**
- **Two Reception Rooms**
- **Kitchen/Breakfast Room**
- **Cloakroom**
- **Two Double Bedrooms**
- **Bathroom**
- **Basement Suitable For Storage**
- **West Facing Rear Garden**
- **Virtual Tour Available**
- **Within A Mile Of City Centre & Station**



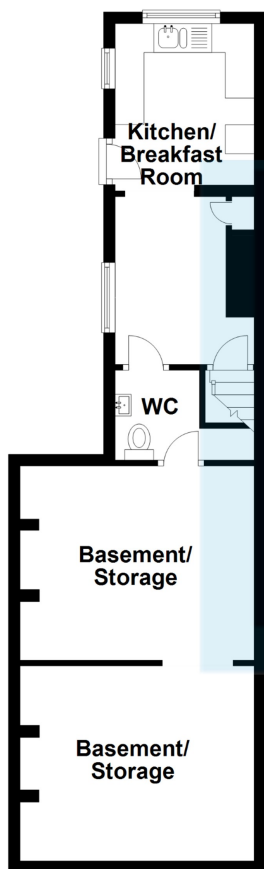
01245 500599

www.bondresidential.co.uk

f/bondresidential  **@bondresidential**

FLOOR PLAN

Lower Ground Floor

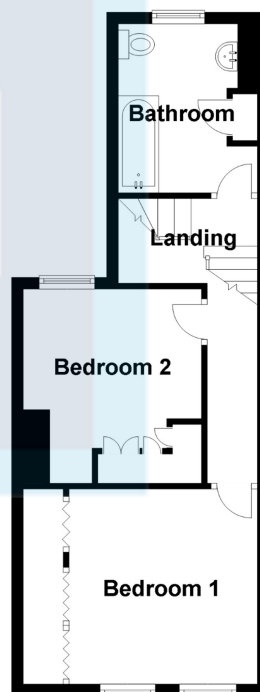


APPROX INTERNAL FLOOR AREA
116 SQ M 1251 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Copyright Bond



First Floor



Ground Floor



01245 500599

www.bondresidential.co.uk

43 New London Road, Chelmsford, CM2 0ND



Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.
Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.