



Rectory Lane, Chelmsford, Essex, CM1 1RF

Council Tax Band C (Chelmsford City Council)

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£400,000 Freehold

Bond Residential are delighted to offer for sale this end terrace character property situated with walking distance of the City centre and mainline railway station.

The property offers a lounge/diner with fireplace & fitted kitchen with built in pantry. To the first floor there are three bedrooms and a family bathroom with modern white suite. Outside the property benefits from a driveway which provides off road parking for two cars. The rear garden is laid to lawn with patio area's to both ends of the garden as well as a timber built storage shed.

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.

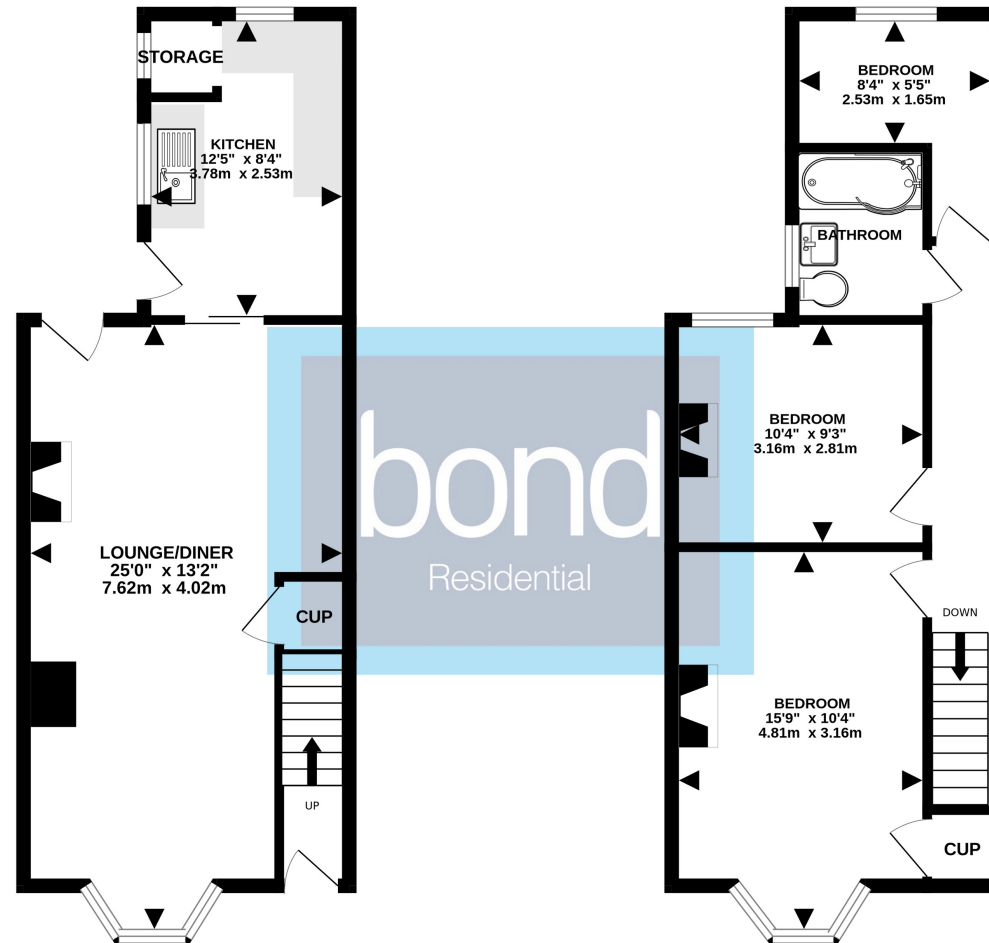
Chelmsford is a sought-after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 32 minutes

- End Terrace Character House
- Lounge/Diner
- Three Bedrooms
- Gas Central Heating
- Rear Garden
- Walking Distance From Chelmsford Station & City Centre.
- Fitted Kitchen
- Family Bathroom with Modern White Suite
- Off Road for Parking for Two Cars



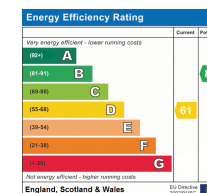






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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