



## Rainsford Road, Chelmsford, Essex, CM1 2PN

- No Onward Chain
- Period Home
- Two Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Off Road Parking
- Enclosed Rear Garden
- Potential For Extension Subject to Planning
- Spacious First Floor Family Bathroom





## PROPERTY DESCRIPTION

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Being offered to the market with no onward chain is this two bedroom, mid - terraced period home. The property is conveniently situated walking distance form Chelmsford city centre and mainline train station whilst overlooking Admirals Park from the front and retains many of its period features throughout, including; bay windows, cast iron fireplaces and exposed floorboards. The accommodation is set over two levels and comprises entrance hall, two reception rooms and a fitted kitchen. To the first floor are two bedrooms and a spacious family bathroom. Externally the property benefits from driveway providing off road parking and an enclosed low maintenance rear garden. Subject to the relevant planning consents the accommodation would lend itself to be reconfigured throughout or extension.

Rainsford Road is conveniently located less than 1 mile form Chelmsford city centre and mainline train station. Chelmsford city centre boasts a wide array of shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice rink and leisure centre and there is a large selection of restaurants and bars. Chelmsford's mainline train station provides direct links to London Liverpool Street (journey time approximately 35 minutes). The A12 and A414 are within close proximity and provide access to the M25 and M11.

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.

Admirals Park and Tower Gardens is located within 0.1 miles walking distance from the property which offers community tennis courts, parks, and river walks offer ample opportunities for outdoor recreation and leisure activities.





## ROOM DESCRIPTIONS

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### Property Information

(with approximate room sizes)

#### Entrance Hall

Stairs rising to first floor, access through to living room and dining room.

#### Living Room

4.90m x 3.32m (16' 1" x 10' 11")

Bay window to front aspect, cast iron fire place.

#### Dining Room

3.63m x 3.52m (11' 11" x 11' 7")

Door to rear aspect, access to kitchen, cast iron fireplace, built in storage cupboard.

#### Kitchen

4.33m x 2.40m (14' 2" x 7' 10")

Windows to side and rear aspects, range of matching wall and base units with work-surfaces over, inset sink and drainer, space for appliances, under-stairs storage cupboard, wall mounted combination boiler.

#### First Floor Landing

Access to bedrooms and family bathroom, loft access, storage cupboard.

#### Bedroom One

4.48m x 3.33m (14' 8" x 10' 11")

Windows to front aspect, cast iron fireplace.

#### Bedroom Two

3.62m x 2.63m (11' 11" x 8' 8")

Window to rear aspect, cast iron fireplace.

#### Family Bathroom

4.33m x 2.47m (14' 2" x 8' 1")

Window to rear aspect, low level WC, was hand basin, paneled bath with shower over, cast iron fireplace, storage cupboard.

### Exterior

To the front aspect is a driveway providing off road parking, to the rear is an enclosed rear garden which commences with a paved patio area, the remainder is mainly laid with artificial grass, shrubs to the borders and a further patio area to the rear boundary.

### Agents Note

The property benefits from double glazing throughout and gas central heating.

Broadband - BT Fibre, Virgin and Sky available.

Council Tax Band - C

EPC - TBC

### Viewings

By prior appointment with Balch Estate Agents.

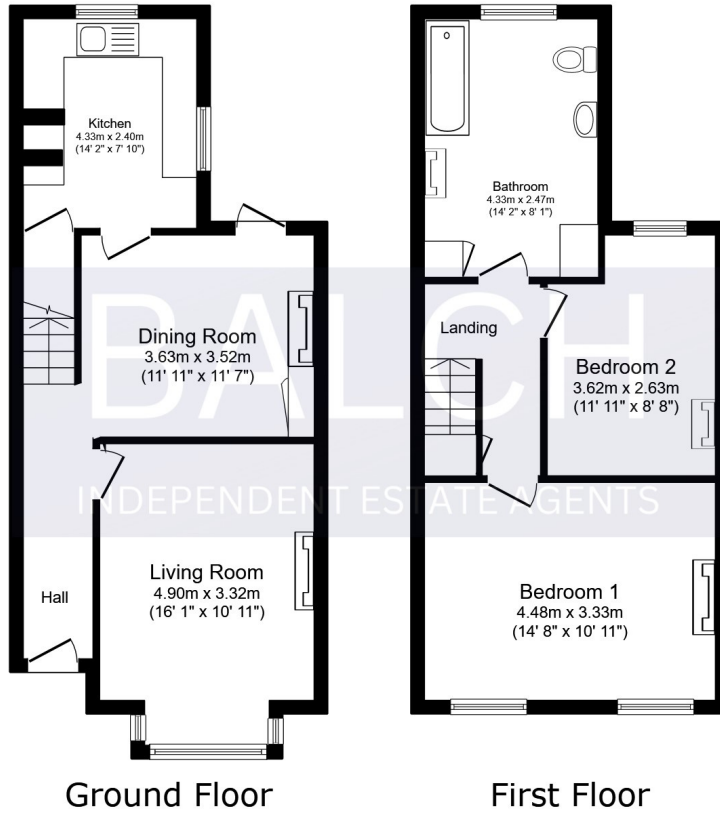
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

### Referrals

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



# FLOORPLAN



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)