

FOR SALE

£375,000 Freehold



30a South Primrose Hill, Chelmsford, Essex, CM1 2RG

- TWO BEDROOM END OF TERRACE
- CLOAKROOM
- LOUNGE/DINER WITH BAY WINDOW
- REAR GARDEN
- PERMIT PARKING
- GUIDE PRICE £375,000 - £400,000
- NO ONWARD CHAIN
- CLOSE TO CHELMSFORD CITY CENTRE
- SOUGHT AFTER AREA
- EPC BAND C



PROPERTY DESCRIPTION

Balch are pleased to present this well-presented two-bedroom home being sold with no onward chain, ideally located on the highly sought-after South Primrose Hill in Chelmsford. Perfectly positioned within walking distance of the city centre and mainline station, this property offers both comfort and convenience. *** GUIDE PRICE OF £375,000 - £400,000 ***

The ground floor begins with a bright and spacious lounge/diner, featuring a large bay window that fills the room with natural light and a fireplace that adds a central focal point. The modern fitted kitchen provides excellent storage and workspace, with direct access to the rear garden and to the cloakroom.

Upstairs, the property offers two bedrooms and the family bathroom. The principal bedroom is generously proportioned and includes built-in storage, while the second bedroom is also a good size and benefits from fitted storage, making it ideal as a guest room, home office or nursery.

externally, the property benefits from a private rear garden and permit parking. South Primrose Hill is one of Chelmsford's most desirable areas, offering a great balance of a peaceful neighbourhood feel with the convenience of being just a short stroll from the high street, Riverside leisure facilities, and Chelmsford's mainline station with fast links into London Liverpool Street.



ROOM DESCRIPTIONS

ACCOMMODATION

WITH APPROXIMATE ROOM SIZES

LOUNGE/DINER

13' 6" x 13' 9" (4.11m x 4.19m)

KITCHEN

10' 9" x 7' 7" (3.28m x 2.31m)

CLOAKROOM

3' 2" x 6' 5" (0.97m x 1.96m)

FIRST FLOOR

BEDROOM ONE

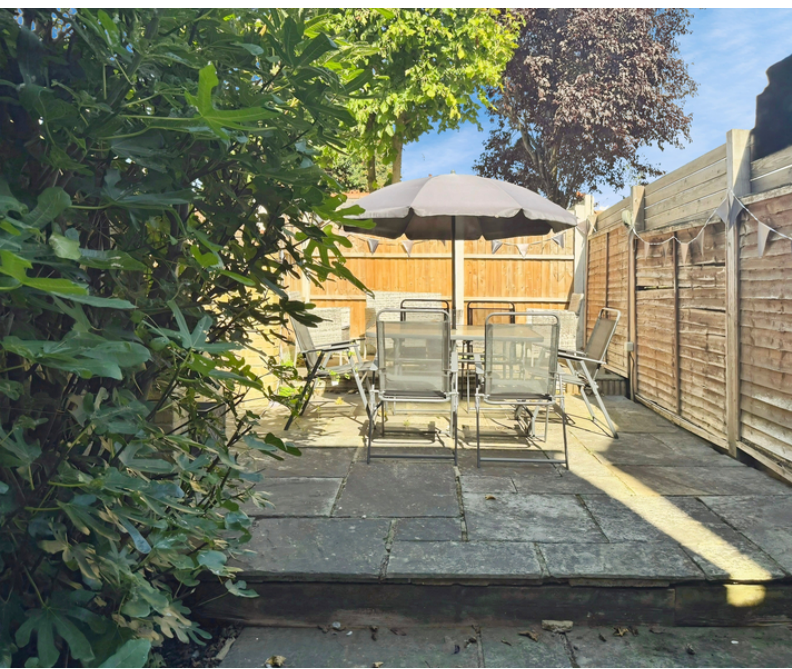
14' 2" x 11' 4" (4.32m x 3.45m)

BEDROOM TWO

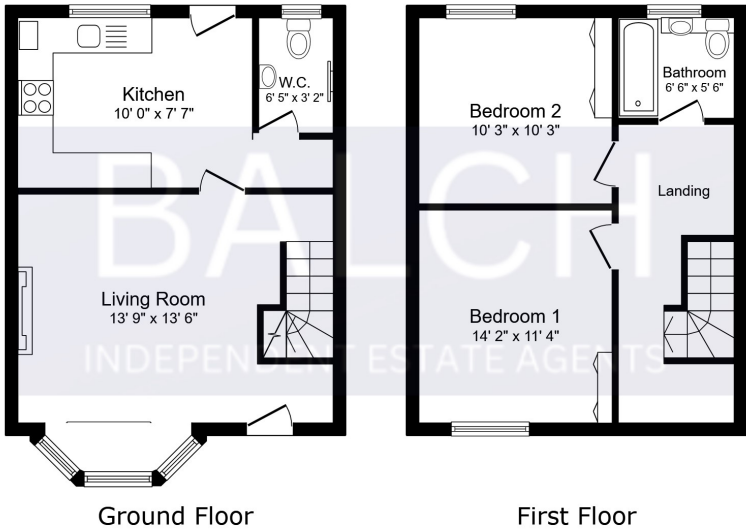
10' 3" x 10' 3" (3.12m x 3.12m)

BATHROOM

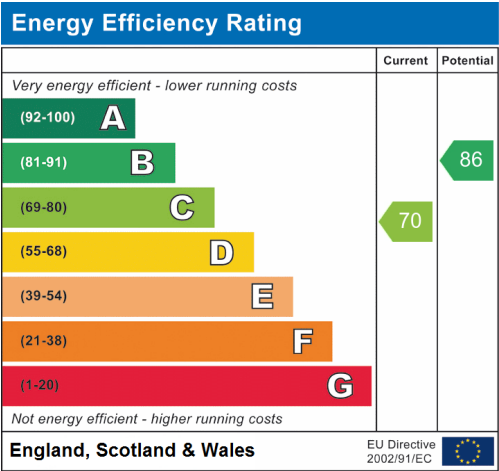
6' 6" x 5' 6" (1.98m x 1.68m)



FLOORPLAN & EPC



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



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