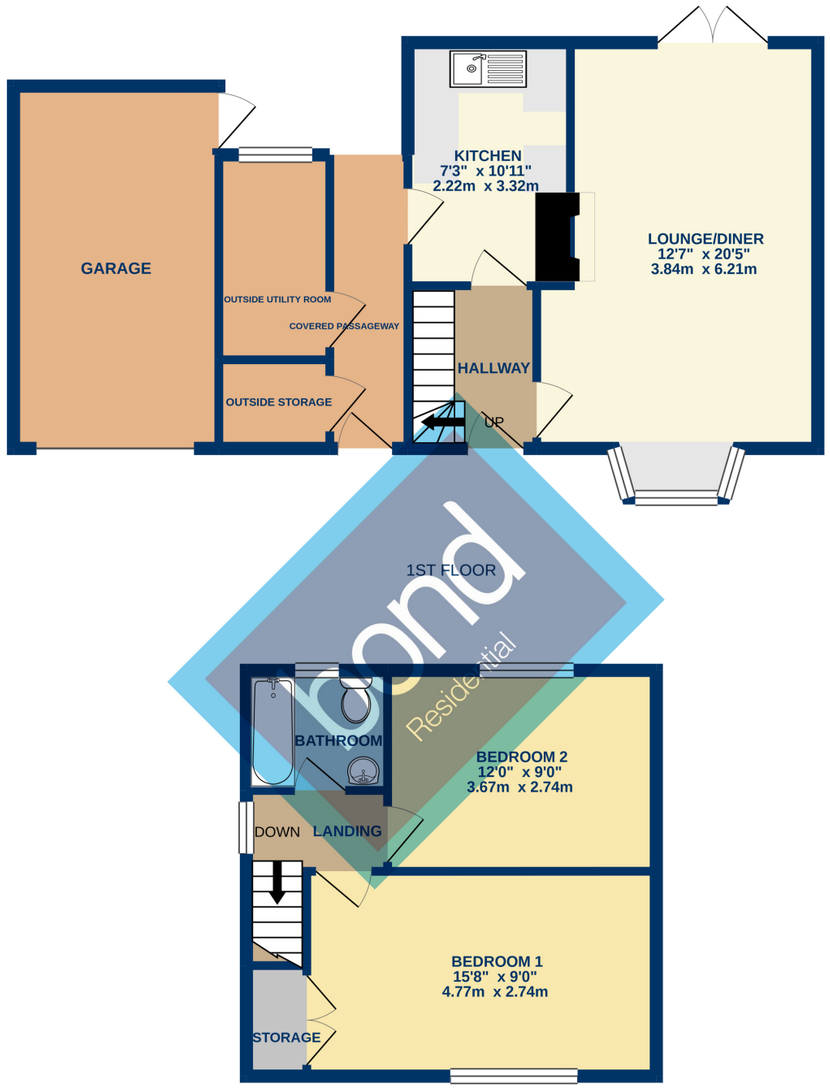
GROUND FLOOR




FLOORPLAN

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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bond Residential

# Rothbury Road, Chelmsford, Essex, CM1 3DE

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01245 500599
www.bondresidential.co.uk
43 New London Road, Chelmsford, CM2 0ND

The Property Ombudsman

**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.

Energy Efficiency Rating D

1 2 1

£280,000

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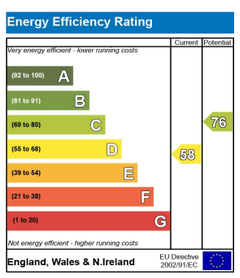


## THE PROPERTY

This established end of terraced home internally offers an entrance hall, lounge/diner with bay window seating area and double doors leading to the rear garden, modern fitted kitchen, TWO DOUBLE BEDROOMS and family bathroom. Externally the property offers a driveway providing off road parking for vehicles leading to garage with up and over door, separate outside utility room accessed by a covered passageway, the rear garden is mainly shingle with a paved patio area.

## LOCATION

The property is conveniently located being within walking distance from Chelmsford City Centre and mainline station, there is a regular bus service that can be caught from Beeches Road & Forrest Drive which is located at the bottom of Rothbury Road. Chelmsford has become an extremely popular choice for homebuyers due to its proximity to London, some of the most highly regarded schools in the UK and its thriving City Centre. Chelmsford boasts comprehensive shopping facilities which include the highly acclaimed Bond Street shopping precinct as well as a wide array of independent and chain restaurants, many bars and leisure facilities including Riverside Ice Rink. Chelmsford railway station provides regular services to London Liverpool Street with journey times of around 40 minutes.

- **End Of Terrace Home**
- **Two Double Bedrooms**
- **Lounge/Diner With Bay Window Seating Area**
- **Fitted Kitchen**
- **Modern Bathroom Suite**
- **Garage & Driveway Parking**
- **Outside Utility Room**
- **Gas Central Heating & Double Glazed Windows**

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