



Belgrave Place, Chelmsford, Essex, CM2 6FR

Council Tax Band G (Chelmsford City Council)

 2  5  3

Offers In Excess Of £800,000 Freehold

This modern detached family home features accommodation laid out over three floors comprising a spacious entrance hall with storage cupboard and cloakroom, dual aspect living room, fitted kitchen/dining room, conservatory, a utility room completes the ground floor accommodation. To the first floor there is master bedroom with en suite shower room, two further bedrooms, one of which is currently utilised as a fitted dressing room, study and a family bathroom with modern four piece white suite. To the second floor there are a further two double bedrooms and additional shower room with modern white suite.

Externally the property benefits from offering a driveway providing off road parking for several vehicles and a garage. The rear garden has been landscaped and features a paved patio area, artificial lawn with raised display beds.

LOCATION

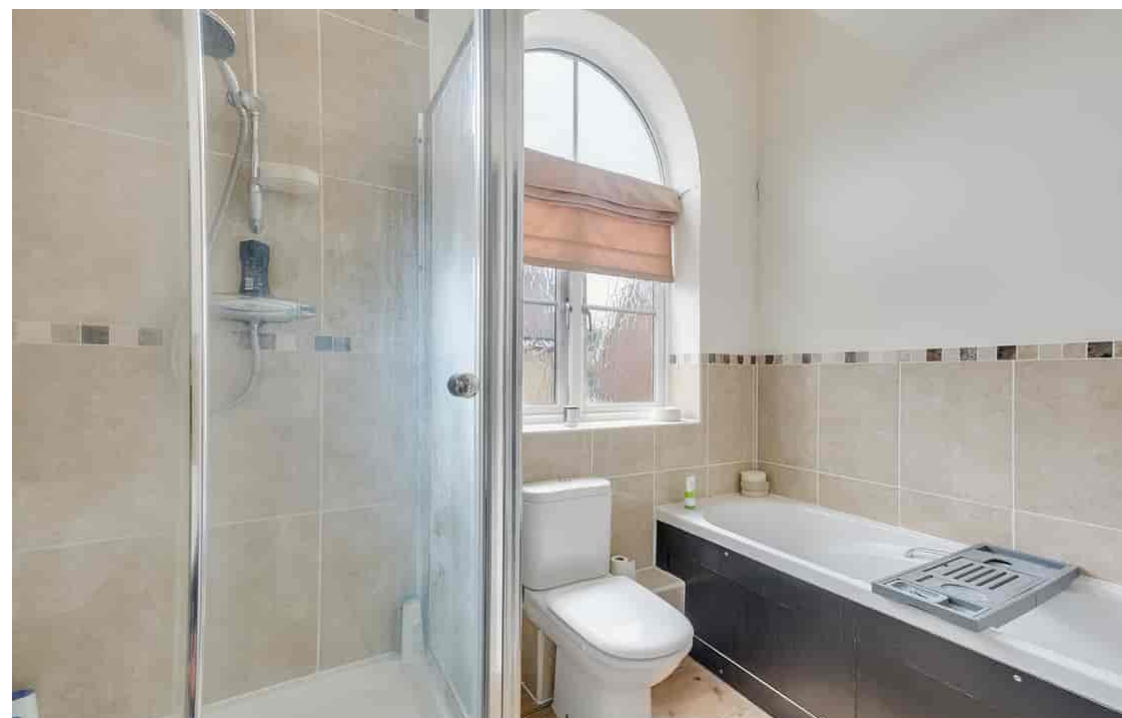
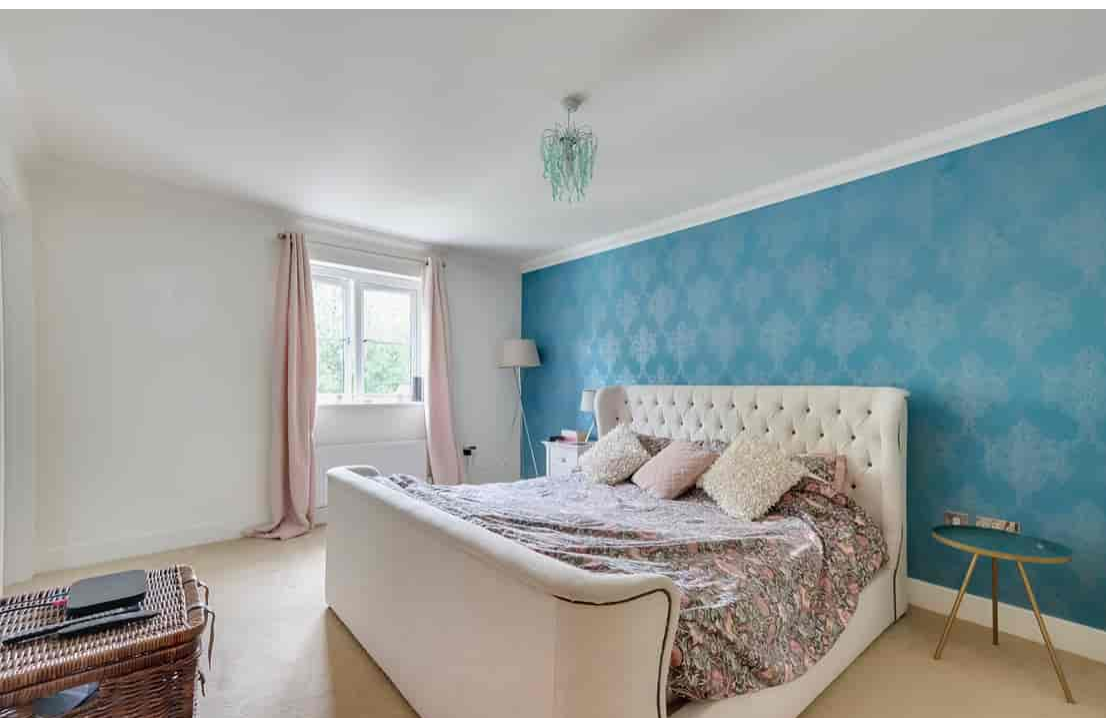
Situated in a small development off Springfield Road conveniently located within 1.2 miles of Chelmsford city centre. Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving 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. Both Riverside retail park and Chelmer Village retail park are within 1.1 miles of the property. Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly 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. There is a selection of parks, sports clubs and open spaces within close proximity.

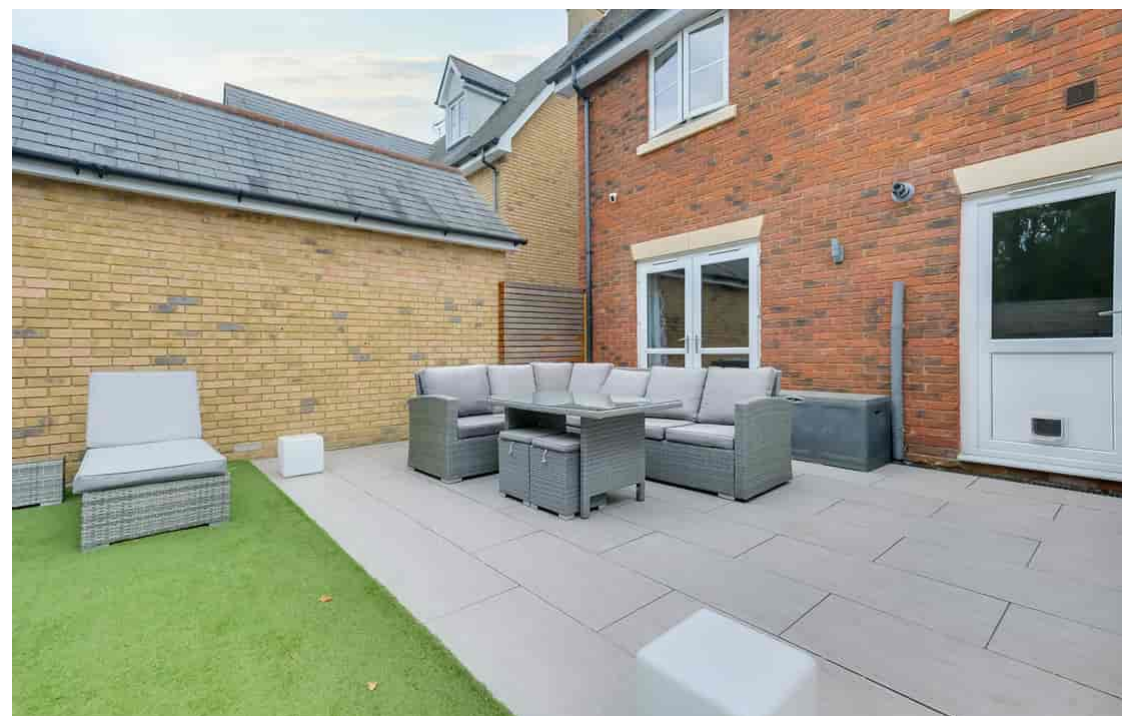
Chelmsford is renowned for its educational excellence, there are a selection of local primary schools within 1.2 miles of the property and Boswells High School, alongside the local schools, it offers two of the country's top performing grammar schools, Writtle Agricultural College, Anglian Ruskin University, and several private schools.

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. The property is conveniently positioned within easy access of the A12 via Springfield Road.

- Modern Detached Family Home
- Dual Aspect Living Room
- Utility Room
- First Floor Study
- Family Bathroom with modern Four Piece Suite and Second Floor Shower Room
- Fitted Kitchen/Dining Room
- Conservatory
- Five Bedrooms
- Master Bedroom With En Suite
- Garage & Driveway

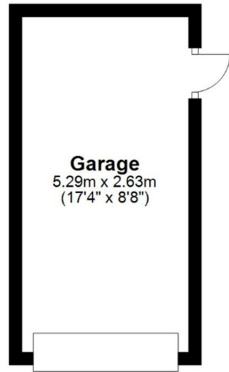






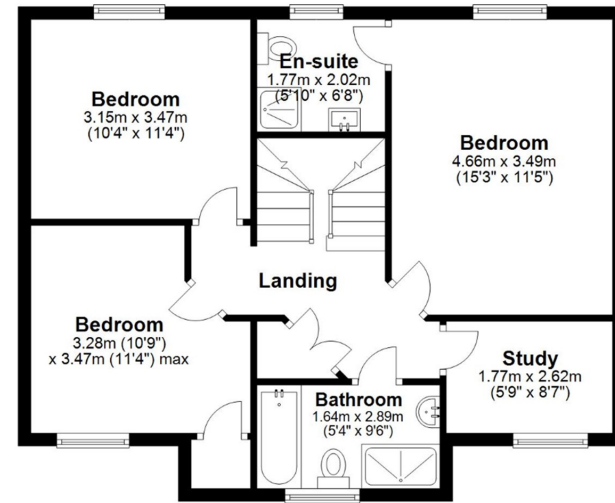


Outbuilding

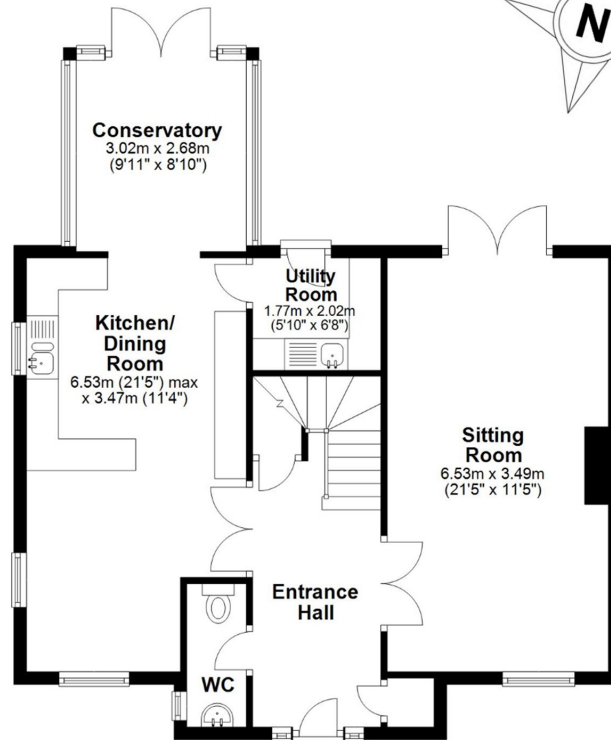


APPROX INTERNAL FLOOR AREA
179 SQ M (1930 SQ FT)
OUTBUILDING 14 SQ M (200 SQ FT)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate
NOT to be used for valuation purposes.
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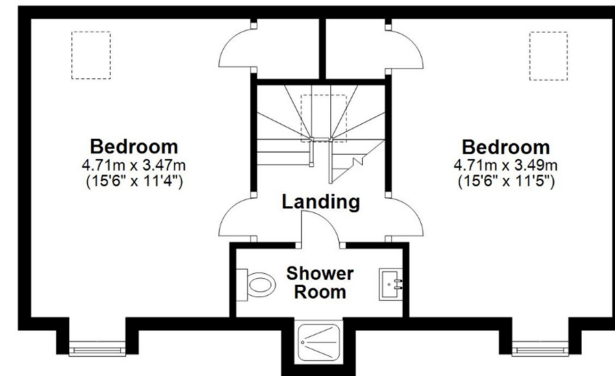
First Floor



Ground Floor



Second Floor



78, New London Road,
Chelmsford, Essex, CM2 0PD
Telephone: 01245 500599
Website: www.bondresidential.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		84
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
		77	
England, Scotland & Wales			

