



Rectory Lane, Chelmsford, Essex, CM1 1RE

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£400,000 Freehold

ACCOMMODATION

Bond Residential are delighted to offer for sale this mid terraced home comprising an entrance hall, dining room with feature fireplace, living room with feature fireplace, fitted kitchen with built in pantry and a cloakroom complete the ground floor accommodation. To the first floor there is a master bedroom with built in wardrobe, two further bedrooms and bathroom with modern white suite.

Externally the property benefits from a front garden with hardstanding driveway providing off road parking and steps leading up to the property, the rear garden features a paved patio area with the remainder laid to lawn, there is a gate with right of way access across the neighbouring property providing access to the front. Rectory Lane is a permit parking zone and residents are eligible to purchase two annual parking permits from Chelmsford City Council.

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 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. 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

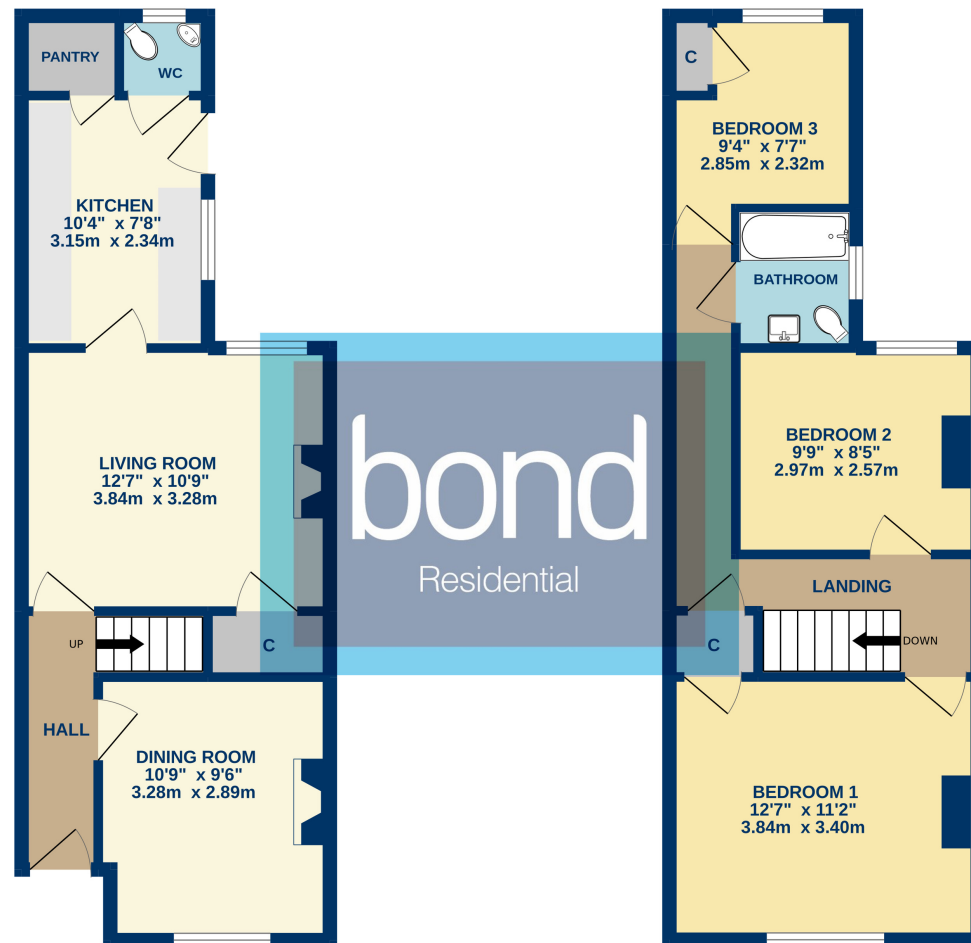
- Mid Terrace Home
- Fitted Kitchen With Pantry
- Three Bedrooms
- Front Garden With Driveway
- Residents Permit Parking Zone
- Two Reception Rooms
- Ground Floor Cloakroom
- Bathroom With Modern White Suite
- Rear Garden
- Within 0.5 Of A Mile Of Station & High Street





GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.6 sq.m.) approx.

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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