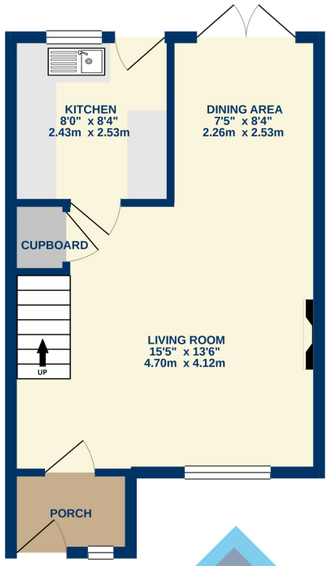
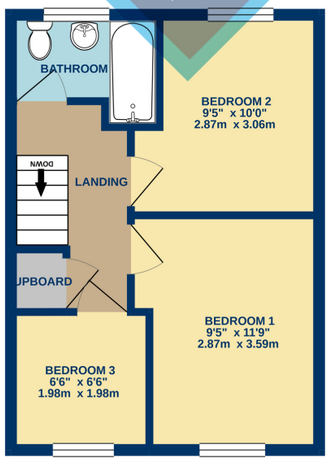
GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.5 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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FLOOR PLAN

bond Residential

Primula Way, Springfield, Chelmsford, CM1 6QT

bond Residential
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.

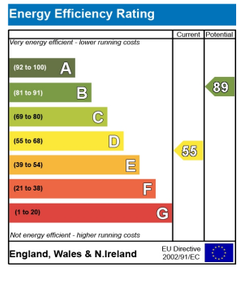
Energy Efficiency Rating D

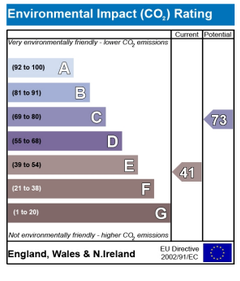
1 3 1

£300,000

Primula Way, Springfield, Chelmsford, CM1 6QT

£300,000





THE PROPERTY:

This three bedroom home is situated in a terrace of three homes in a walk position at the end of Primula Way, the accommodation comprises an entrance porch, living room, dining area, fitted kitchen, three bedrooms and a family bathroom with contemporary white suite. Externally the property offers a garage in block situated at the end of the southwest facing rear garden. The property benefits from offering double glazed windows and underfloor heating to the living room, dining area and bathroom.

AREA GUIDE:

Primula Way is situated in the North Springfield area of Chelmsford which is located to the North east of the city centre. North Springfield is an extremely popular area for families due to its excellent schooling, local parks and road links. North Springfield offers a selection of local primary schools, Boswells high school which is also a performing arts college, a range of local amenities including a selection a small shopping parades, to the northern edge of Springfield is the new Beaulieu development which offers a range of local shops and amenities. There is a regular bus service which runs through North Springfield and provides access to the City Centre.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store. Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs including Springfield Football Club which we are proud sponsors of, a selection of gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of small parks and open areas spread throughout Springfield including Arun park which leads to the Bunny Walks which provides a pleasant riverside walk and cycle path into the city centre.

Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University, as well as New Hall private school which is situated on the edge of Springfield.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 28 minutes, North Springfield is also conveniently located within a miles of the A12 which provide access to the M25 and M11.

- **Terraced Home**
- **Three Bedrooms**
- **Underfloor Heating To Living Room, Dining Area & Bathroom**
- **Double Glazed**
- **Southwest Facing Garden**
- **Garage To Rear**
- **Walkway Position**
- **Viewing Highly Recommended**

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