



Vellacotts, Broomfield, Chelmsford, Essex, CM1 7EA

Council Tax Band C (Chelmsford City Council)

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Offers In Excess Of £500,000 Freehold

Bond Residential are delighted to offer for sale with no onward chain this well presented end of terrace family home situated on a corner plot. The property comprises an entrance hall with fitted storage unit, open plan living/dining room with two box bay windows to the front and bi fold doors that overlook and lead to the rear garden, a fitted kitchen/breakfast room with built in appliances, a cloakroom completes the ground floor accommodation. To the first floor there are three bedrooms, the master bedroom benefitting from built in wardrobes, a family bathroom with contemporary white suite.

Externally the property benefits from a hardstanding driveway with a five bar gate leading to additional parking to the side, a detached outbuilding offers an ideal games room, home gym or office space, the landscaped rear garden features a paved patio area, lawn and raised decking seating area.

LOCATION

Situated within the Broomfield area of Chelmsford, Broomfield offers a popular primary school as well as Chelmer Valley High Schools. Both of Chelmsford's highly sought after grammar schools, King Edward VI grammar school and The County High School for girls are within a bus ride from the property along Main Road, Broomfield.

The parish of Broomfield offers a village like feel with its own Church and church green, two local pubs/restaurants, library, local news agents/convenience store, a football club and cricket club.

Situated to the North of Chelmsford city centre, Broomfield offers a regular bus service to the city centre and mainline station with direct service to London Liverpool St as fast as 32 minutes. 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 and gyms including the newly refurbished Riverside Ice & Leisure.

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 a selection of private schools.

- Well Presented End Of Terrace Home
- Fitted Kitchen/Breakfast Room
- Three Bedrooms
- Outbuilding - Ideal Games Room or Home Gym
- Landscaped Rear Garden
- Open Plan Living/Dining Room
- Cloakroom
- Refitted Bathroom With Contemporary White Suite
- Driveway For Numerous Vehicles
- No Onward Chain



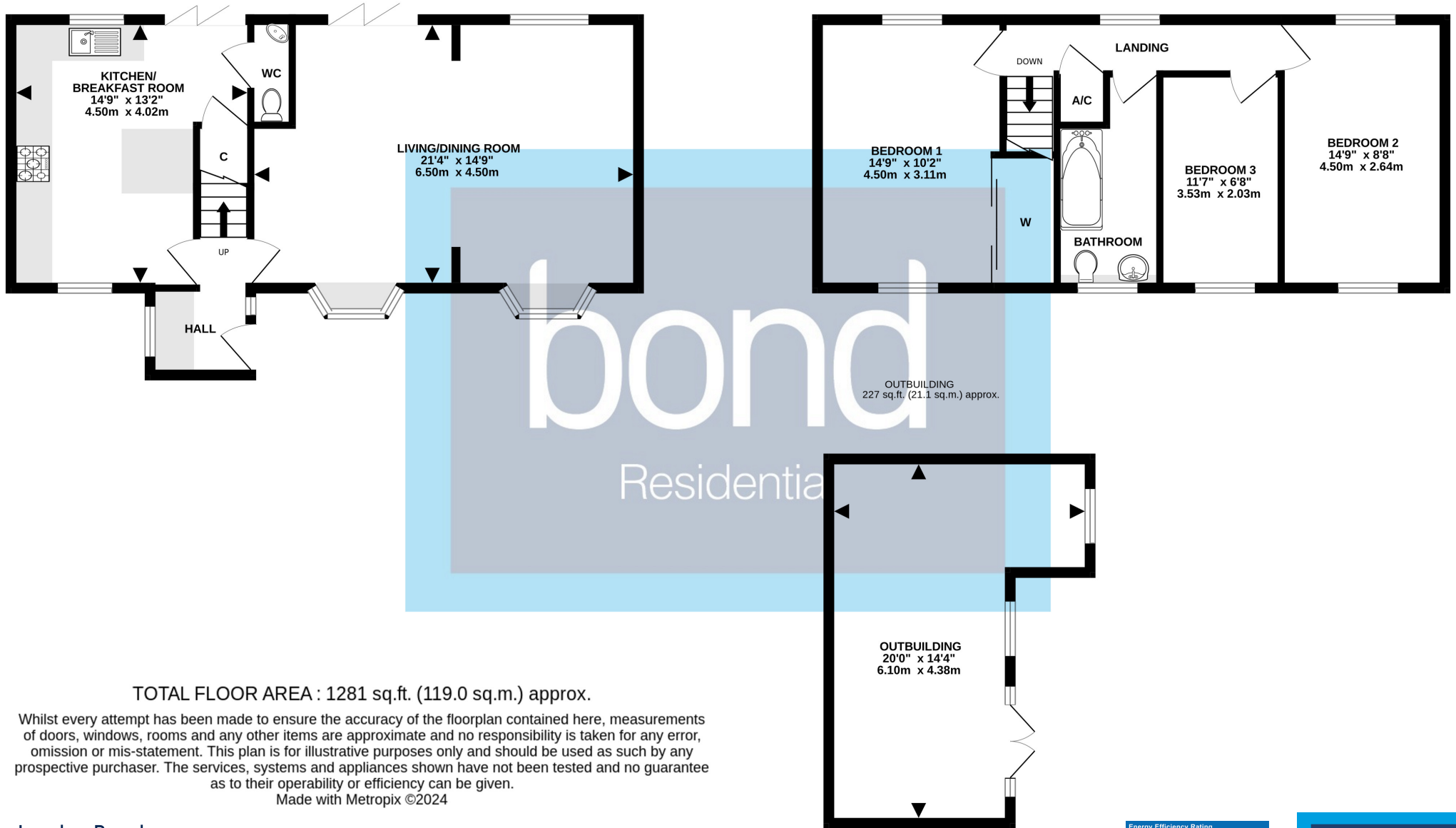






GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.

1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.

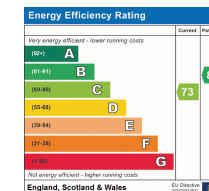


TOTAL FLOOR AREA : 1281 sq.ft. (119.0 sq.m.) approx.

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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