



3 Henniker Gate, Chelmer Village, Chelmsford, Essex, , CM2 6QH

Council Tax Band C (Chelmsford City Council)

 1  3  1

Freehold

Bond Residential are delighted to offer for sale this terrace house situated in the popular Chelmer Village area being sold with no onward chain.

The property offers an entrance hall, living room and fitted kitchen/diner with built in oven & hob and door giving access to the rear garden. To the first floor there are three bedrooms, one with fitted wardrobes and a family bathroom with modern white suite. Outside, the property benefits from front and rear gardens, both mainly laid to lawn with trees and shrubs, and a paved rear patio area. Along with a garage in block, the property has the benefit of a parking space immediately to the front, which forms part of the property's footprint

Location

Henniker Gate is situated in the Chelmer Village area of Chelmsford which is located to the east of the city centre. Chelmer Village is an extremely popular area for families due to its excellent schooling, local parks and road links. Chelmer Village offers two local primary schools, a range of local amenities including a village square with a selection of shopping facilities including Asda superstore, Chelmer Village Retail Park offers a variety of stores with a selection of well known High Street brands, there are also a selection of pubs and restaurants within the area.

The River Chelmer flows along the southern and eastern edges and also forms part of the Chelmer and Blackwater Navigation and is a popular location for fishing, canoeing, dog walking and pleasure walks.

There is a regular bus service which runs through Chelmer Village and provides access to the city centre. Chelmsford city centre offers a thriving nightlife with a selection of bars and 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 recently refurbished Riverside Ice & Leisure, there are a selection of small parks and open areas spread throughout Chelmer Village.

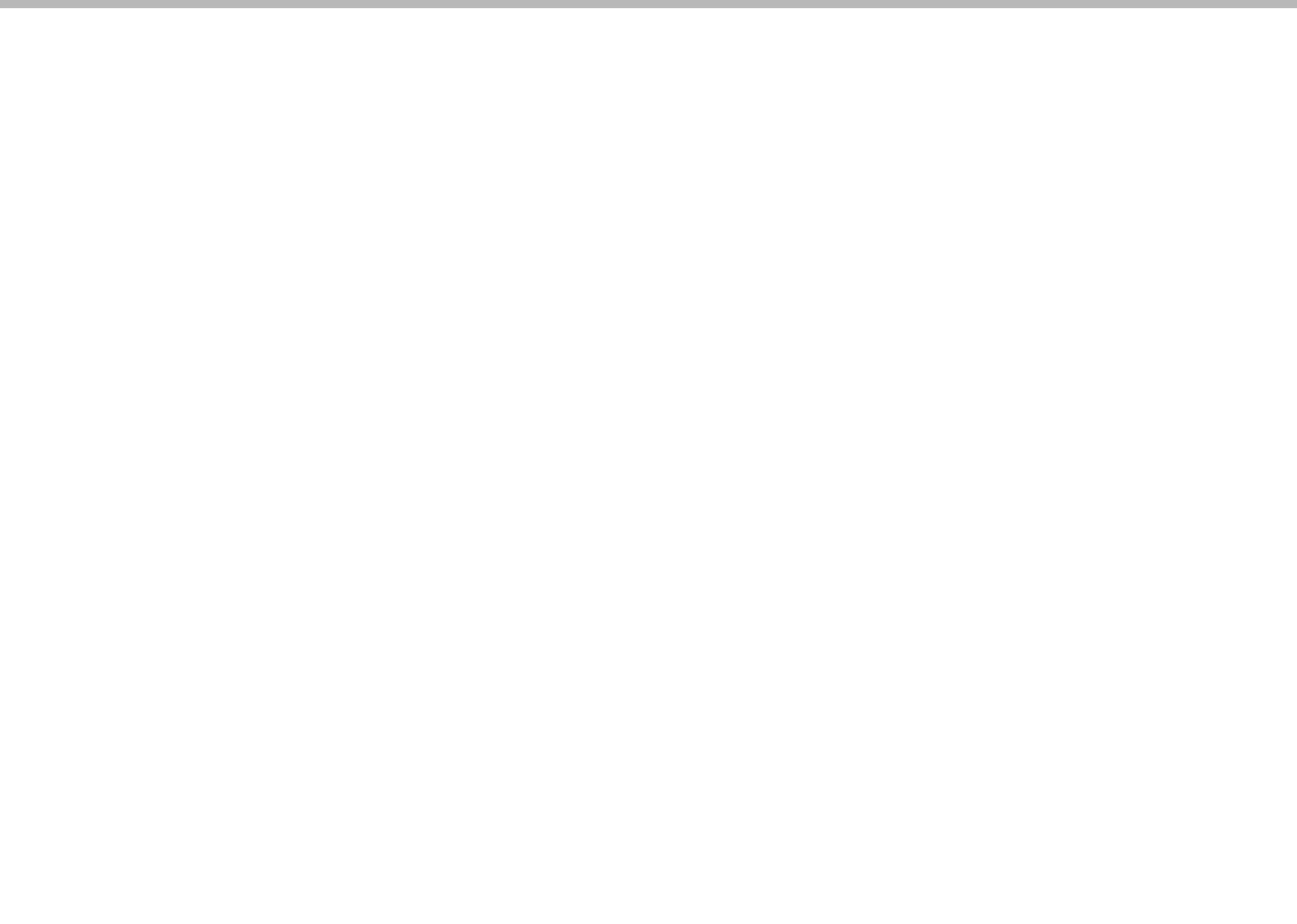
Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college, Anglian Ruskin University which includes a medical faculty and New Hall private school which is situated in the nearby area of Springfield.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, Chelmer Village is also conveniently located within easy access of the A12 which provide access to the M25 and M11.

Tenure: Freehold **Council Tax Band:** C **EPC Rating:** C

- Established Terraced House

- Living Room

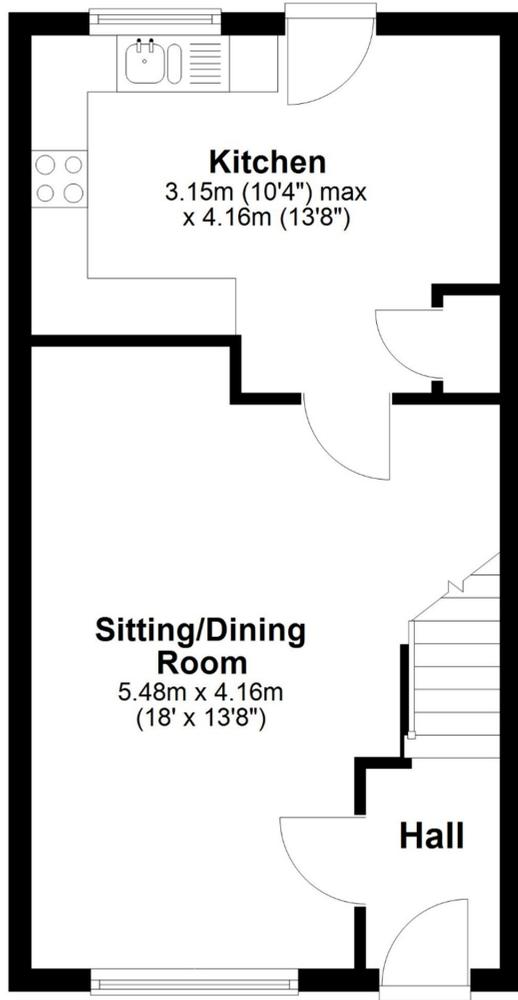




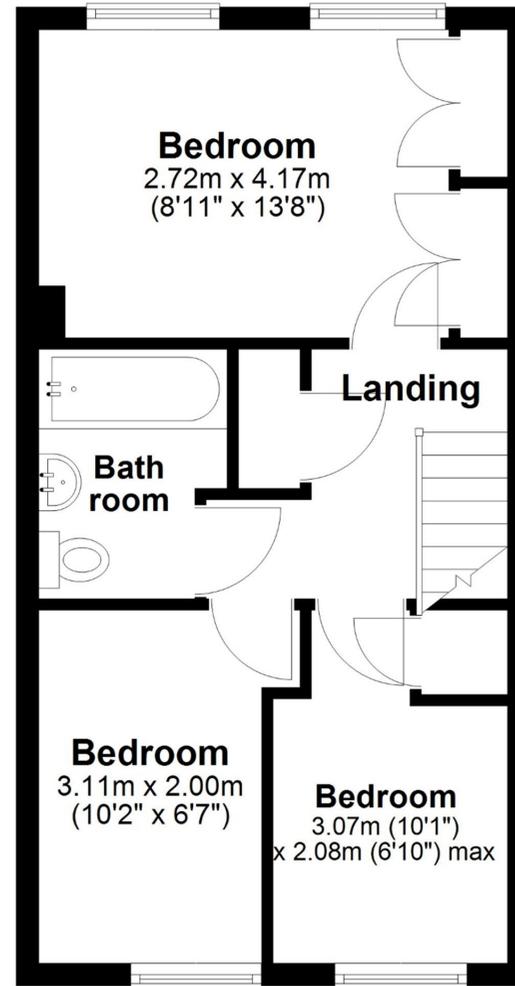




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 69 SQ M (740 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. **Copyright Bond Residential 2025**

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