

7 Osea Way, Springfield, Chelmsford, Essex, CM1 6JS



Energy Efficiency Rating D



£385,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		82
(55 to 68)	D	68	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

THE PROPERTY

Bond Residential are delighted to offer for sale this extended staggered terraced home featuring ground floor accommodation comprising an entrance porch, living room, internal hall, cloakroom, recently refitted kitchen with grey shaker style units and built in appliances, dining room and a utility room. To the first floor there are three double bedrooms, with the master bedroom featuring fitted wardrobes and the two other bedrooms benefitting from built in cupboards and a shower room with modern white suite.

Externally the property offers a front garden with driveway providing off road parking and an integral 14'6 garage, the rear garden comprises a paved patio, lawn and gate providing pedestrian access to the rear.

AREA GUIDE

Osea Way is situated in the Springfield area of Chelmsford which is located to the North east of the city centre. Springfield is an extremely popular area for families due to its excellent schooling, local parks and road links.

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 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 and 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.

- **Extended Terraced Home**
- **Two Reception Rooms**
- **Refitted Kitchen**
- **Cloakroom**
- **Three Double Bedrooms**
- **Shower Room**
- **Garage & Driveway**
- **Complete Onward Chain**

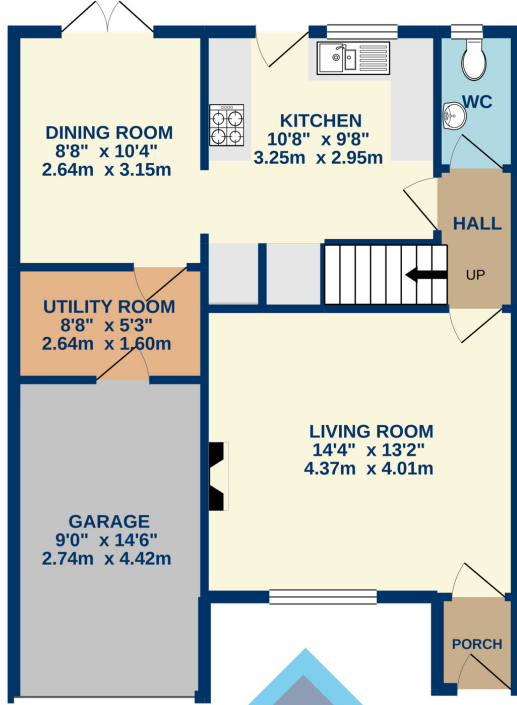


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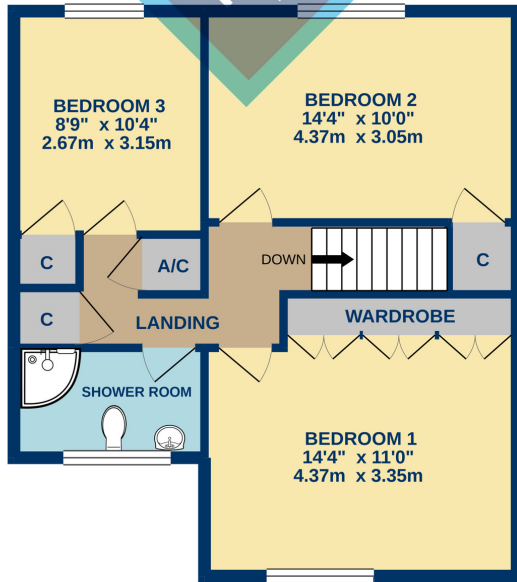
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GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.9 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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FLOORPLAN



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