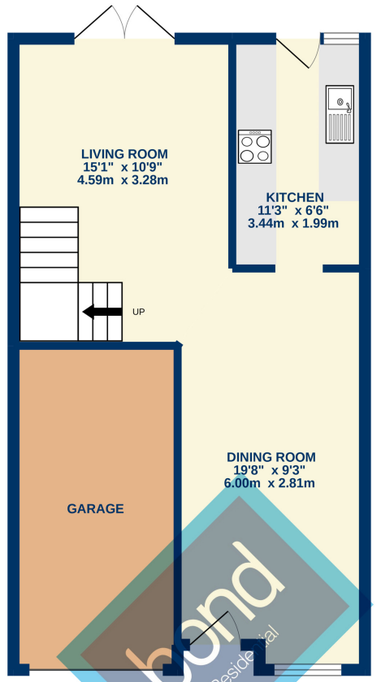
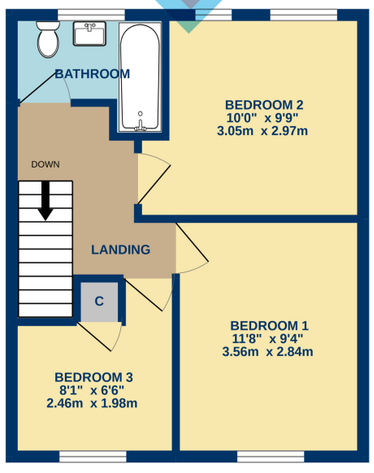
FLOOR PLAN

GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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bond Residential

Begonia Close, Springfield, Chelmsford, CM1 6NL

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The Property Ombudsman

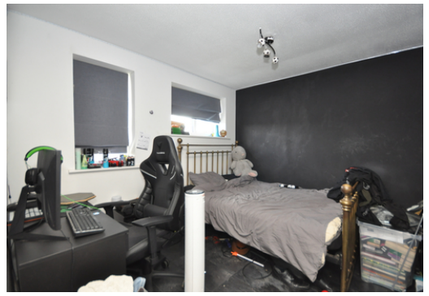
Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.
Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We 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

3 3 1

£365,000

Begonia Close, Springfield, Chelmsford, Essex, CM1 6NL



£365,000

ACCOMMODATION

Bond Residential are pleased to offer for sale this staggered terraced home situated in the popular Springfield area of Chelmsford. The property comprises a dining room, living room with double doors overlooking and leading to the rear garden, kitchen, three bedrooms and family bathroom with modern white suite. Externally the property offers a block paved driveway to front providing off road parking for several vehicles and leads to a integral garage, the rear garden is approximately 50' in length and features a paved patio, with the remainder laid to lawn with flower and shrub borders, the rear of the garden extends to the side at the end of the garden and provides space for a summer house and storage shed.

LOCATION

Begonia Close 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 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 32 minutes, North Springfield is also conveniently located within a miles of the A12 which provide access to the M25 and M11.

- **Staggered Terraced Home**
- **Three Bedrooms**
- **50' Southwest Facing Garden**
- **Two Reception Rooms**
- **Kitchen**
- **Block Paved Driveway & Garage**
- **Bathroom With Modern White Suite**
- **Summer House**

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