



Rectory Lane, Chelmsford, Essex, CM1 1RE

Council Tax Band C (Chelmsford City Council)



Guide Price £350,000 - £375,000 Freehold

## Guide Price £350,000 - £375,000

Bond Residential is thrilled to present this delightful character terrace home, perfectly positioned within a short stroll of the mainline train station and bustling city centre. This charming property is offered with no onward chain, making it an ideal choice for those eager to move swiftly.

Step inside to discover an inviting open-plan living and dining area, perfect for entertaining or relaxing after a long day. The fitted kitchen provides a practical space for culinary creations, ensuring meal preparation is a breeze. Ascend to the first floor, where you'll find three bedrooms, each offering a cosy retreat. The family bathroom features a classic white suite, providing a serene space for unwinding. Externally, the property benefits from on-road permit parking, with permits conveniently available for purchase from Chelmsford City Council. The established rear garden is a true highlight, with artificial lawn and patio area offering a peaceful oasis for outdoor enjoyment. With rear access, it provides both convenience and privacy, perfect for summer barbecues. This home is not just about the property itself but also its enviable location. Enjoy the convenience of city living with shops, restaurants, and cultural attractions just a stone's throw away.

### LOCATION

Rectory Lane is conveniently located within the heart of Chelmsford city centre and is within walking distance of both Chelmsford mainline station and pedestrianised High Street.

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities.

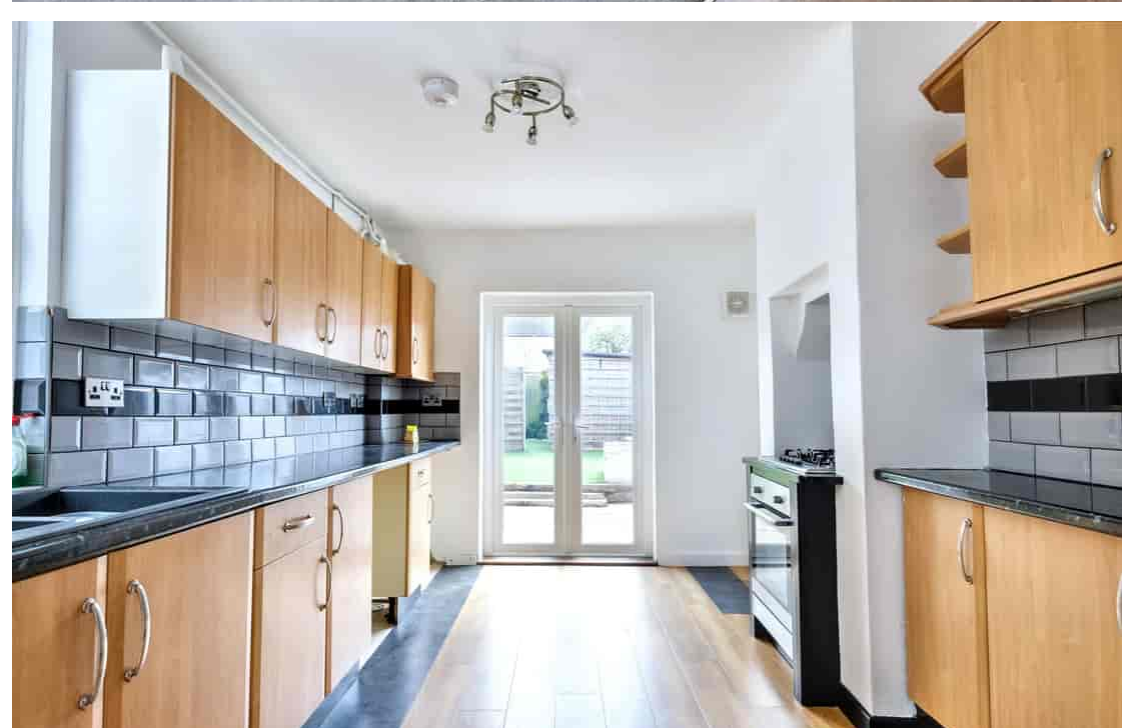
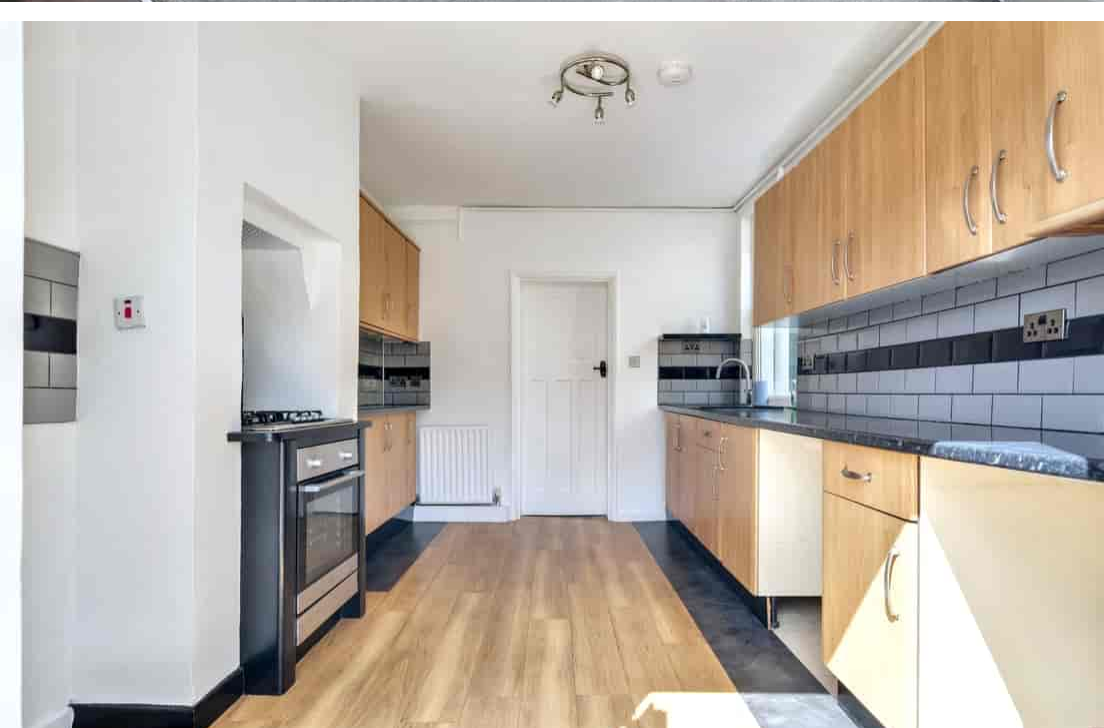
Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the recently refurbished Riverside Ice & Leisure Centre, a selection of golf courses and sports clubs. Chelmsford is the home to Essex County Cricket Club. The Cathedral is in the heart of the city.

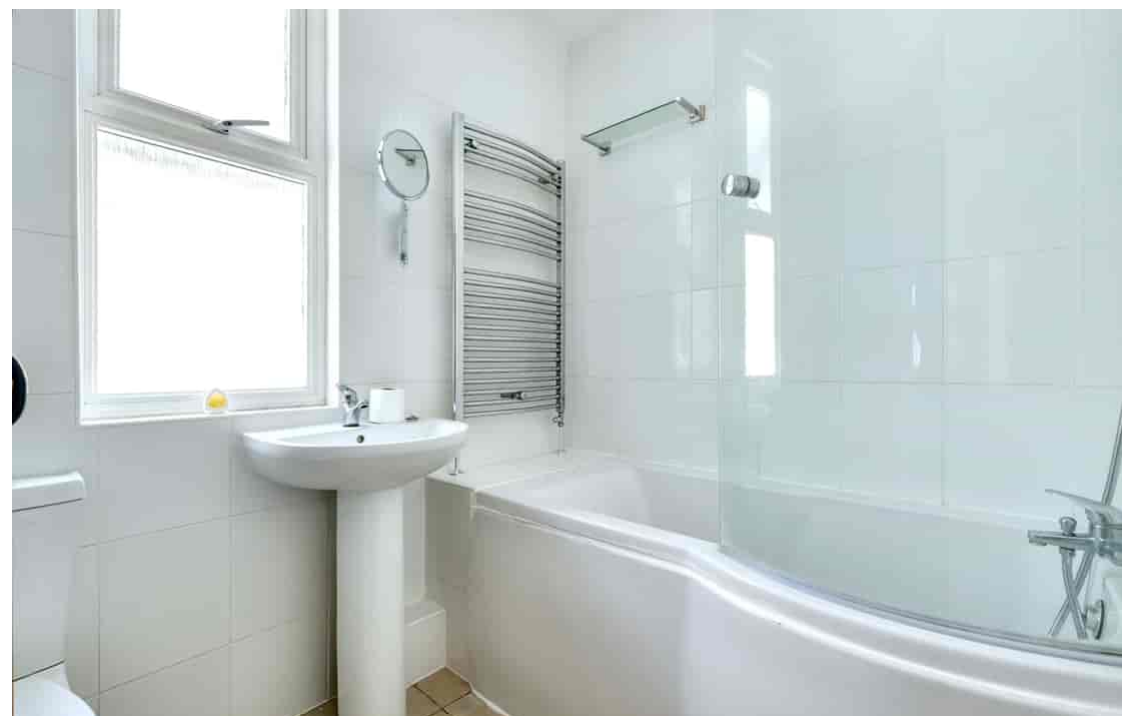
Chelmsford is renowned for its educational excellence and, alongside the local schools, it offers two of the country's top performing grammar schools, Writtle Agricultural College, Anglian Ruskin University, and several private schools. There is a selection of parks and open spaces within close proximity. Chelmsford is a sought-after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 32 minutes.

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

- Character Terrace Home
- Open Plan Living/Dining Room
- Three Bedrooms
- On Road Permit Parking (cost of permit applies)
- Walking Distance from Chelmsford Station & City Centre.
- No Onward Chain
- Fitted Kitchen
- First Floor Family Bathroom
- Rear Garden



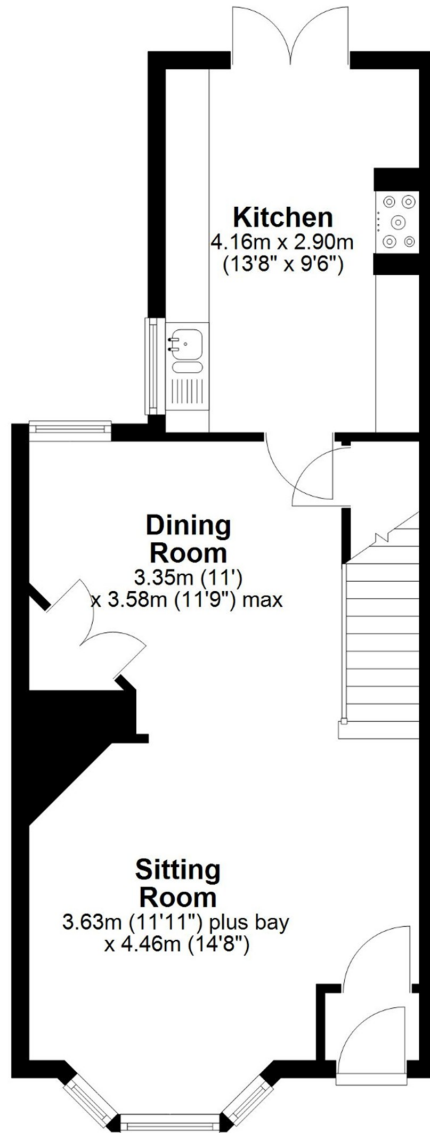






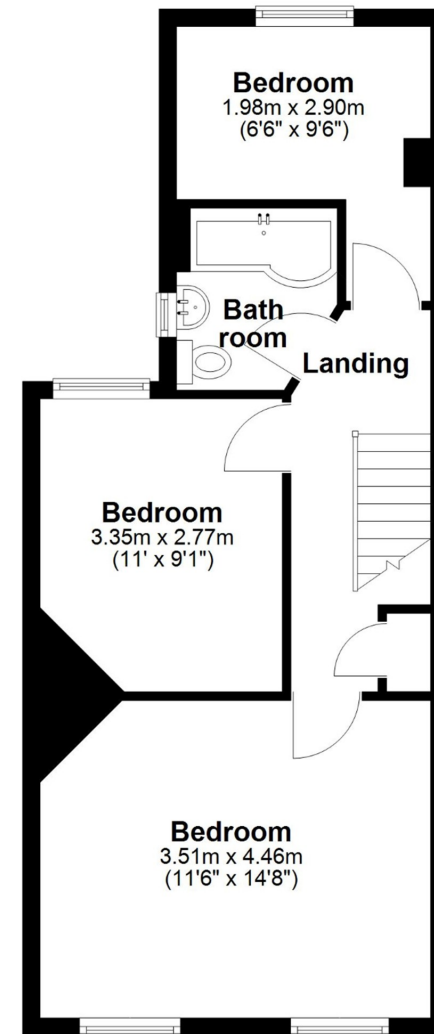


## Ground Floor



**APPROX INTERNAL FLOOR AREA**  
89 SQ M (960 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**

## First Floor



78, New London Road,  
Chelmsford, Essex, CM2 0PD  
**Telephone: 01245 500599**  
**Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)**

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.

