



Primrose Hill, Chelmsford, Essex, CM1 2RH

Council Tax Band C (Chelmsford City Council)

 1  2  1

Offers in Excess of £350,000 Freehold

Bond Residential are delighted to offer for sale this well presented terrace character home situated within walking distance of the City centre & mainline railway station.

The property offers a through lounge/diner, fitted kitchen and utility room which gives access to the rear garden. To the first floor there are two bedrooms and a luxury four piece bathroom with modern white suite. Outside the property benefits from on road permit parking (permits can be purchased from Chelmsford City Council) and a mature rear garden with established shrubs & hedging to borders and a patio seating area to the far end of the garden.

LOCATION

Situated within easy access of Chelmsford city centre and mainline station. 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 newly refurbished Riverside Ice & Leisure Centre, a selection of golf courses and sports clubs. Chelmsford is the home to Essex County Cricket Club.

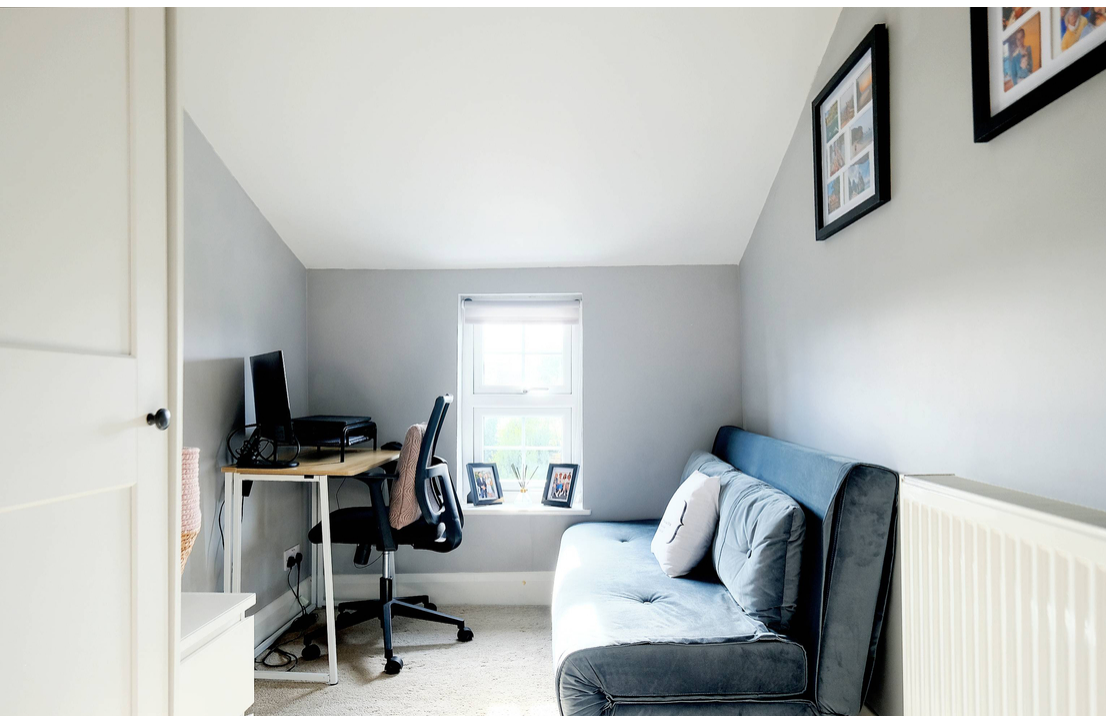
The Cathedral is in the heart of the city.

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.

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.

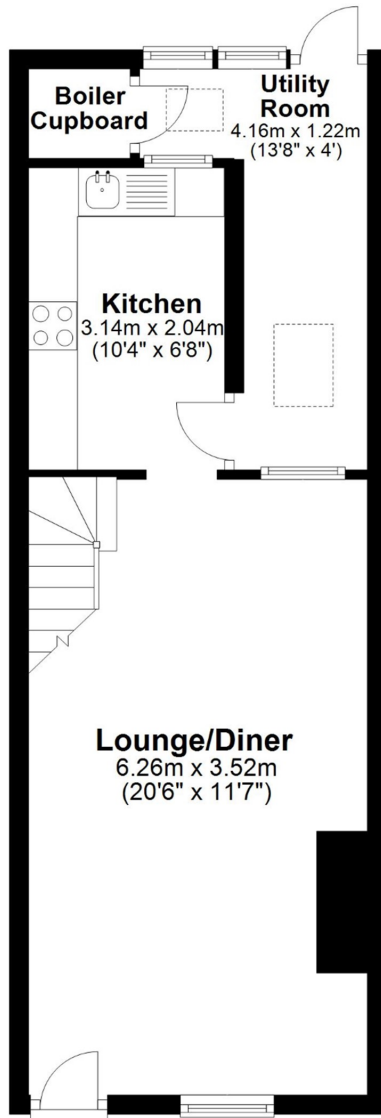
- Character Terrace Home
- Through Lounge/Diner
- Utility Room
- Luxury First Floor Bathroom
- Established Rear Garden
- Well Presented & Maintained
- Fitted Kitchen
- Gas Central Heating
- On Road Permit Parking



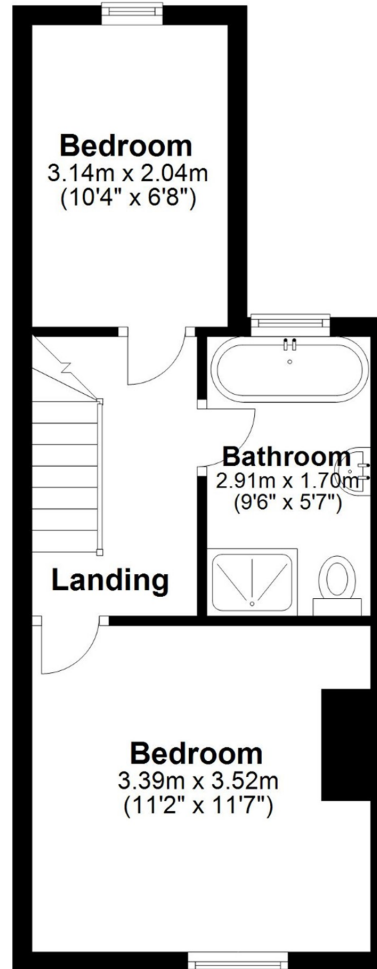




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA
 64 SQ M (690 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
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