



Tees Road, Chelmsford, Essex, CM1 7QH

Council Tax Band B (Chelmsford City Council)



Guide Price £240,000 - £250,000 Leasehold

This ground floor maisonette is being sold with no onward chain and comprises an entrance porch, living room, fitted kitchen, inner hallway, two bedrooms and bathroom with modern white suite. Externally the property offers a small front garden which is laid to lawn, a paved rear garden and allocated parking space.

## LOCATION

Tees Road 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 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.

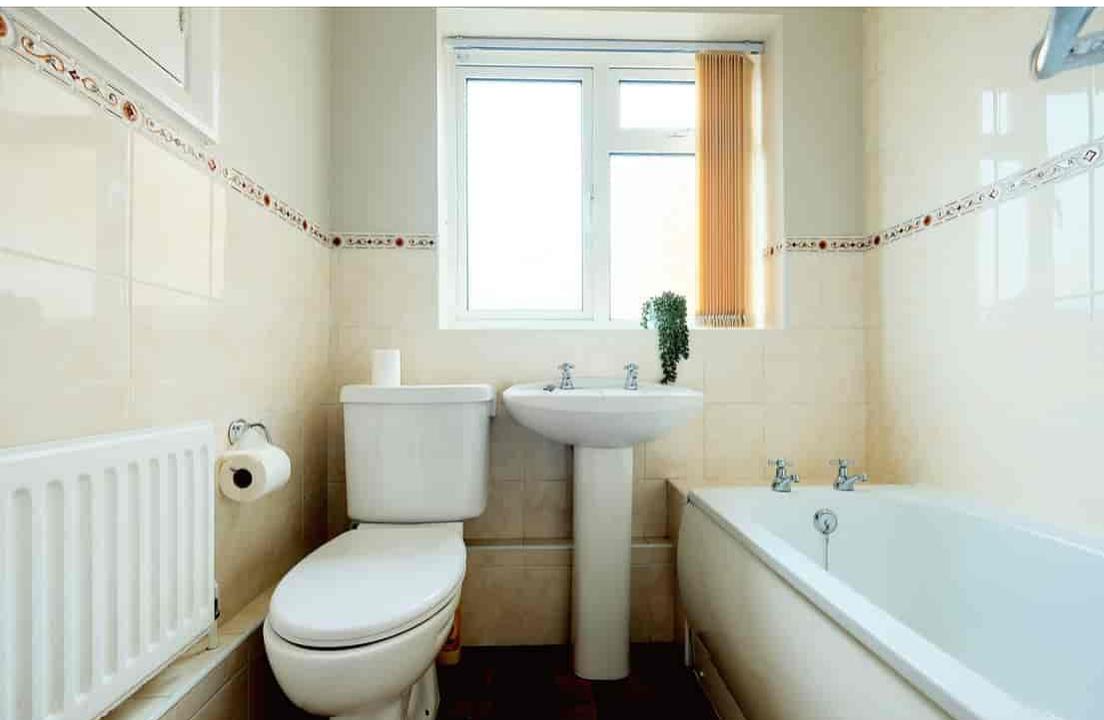
Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, North Springfield is also conveniently located within a miles of the A12 which provide access to the M25 and M11.

**Tenure:** Leasehold **Lease:** 189 years from and including 29 September 1964 with 128 years remaining. **Ground Rent & Service Charge:** £436.58 per annum **EPC Rating:** D  
**Council Tax Band:** B

- Ground Floor Maisonette
- Fitted Kitchen
- Bathroom With Modern White Suite
- Allocated Parking Space

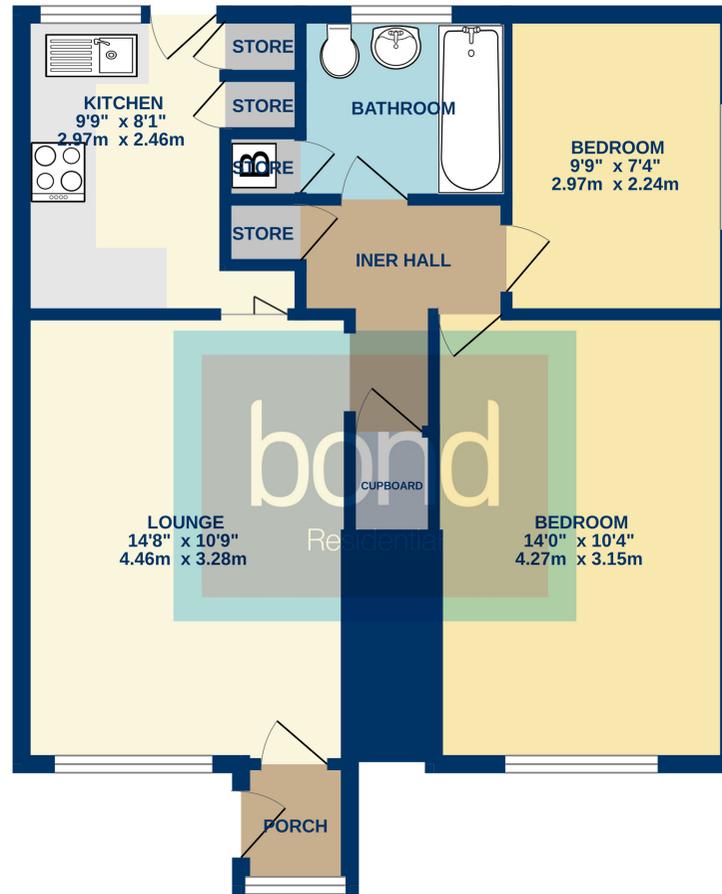
- Living Room
- Two Bedrooms
- Rear Garden
- No Onward Chain





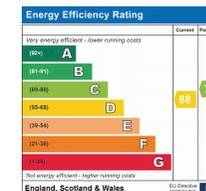


GROUND FLOOR



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