



## Pyms Road, Galleywood, Chelmsford, Essex, CM2 8PY

Council Tax Band C (Chelmsford City Council)

 2  3  2

Guide Price £335,000 - £350,000 Freehold

## ACCOMMODATION

This end of terrace home comprises an entrance hall, living room, kitchen/dining room with part refitted kitchen, utility room, ground floor wet room, three bedrooms and a family bathroom.

Externally the property benefits from a front garden retained by hedging, a good sized rear garden with paved patio, lawn and mature flower and shrub borders.

The property is offered for sale with no onward chain.

## LOCATION

Set in the sought after Galleywood area of Chelmsford the property is conveniently located within close proximity of a range of local amenities, local library, Galleywood Infant school, St Michaels Junior School and a selection of children's nurseries and pre-schools.

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 at the local Chelmer Park, a selection gyms including Riverside Ice & Leisure, there are a selection of golf clubs within the area and the nearby Hylands Park estate and Galleywood Common provide pleasant walks and open spaces.

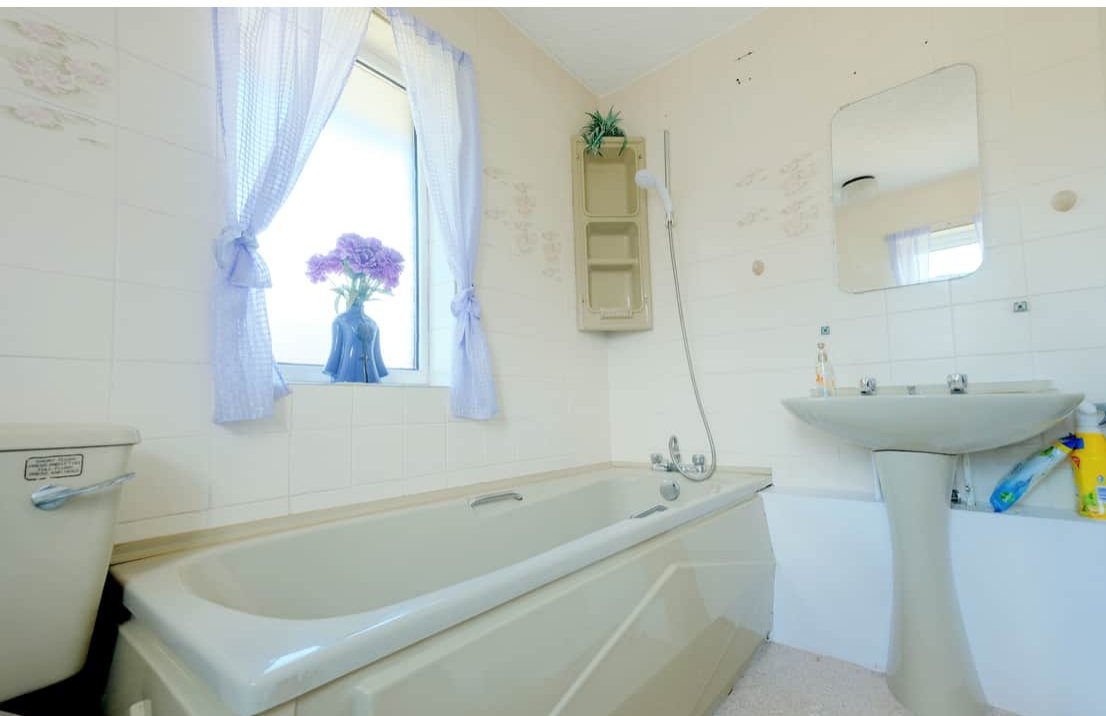
Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located within easy access of the A12 and A414 which provide access to the M25 and M11

- End Of Terrace Home
- Kitchen/Dining Room
- Ground Floor Wet Room
- Family Bathroom
- No Onward Chain

- Living Room
- Utility Room
- Three Bedrooms
- Front & Rear Gardens
- Close To Shops & Amenities

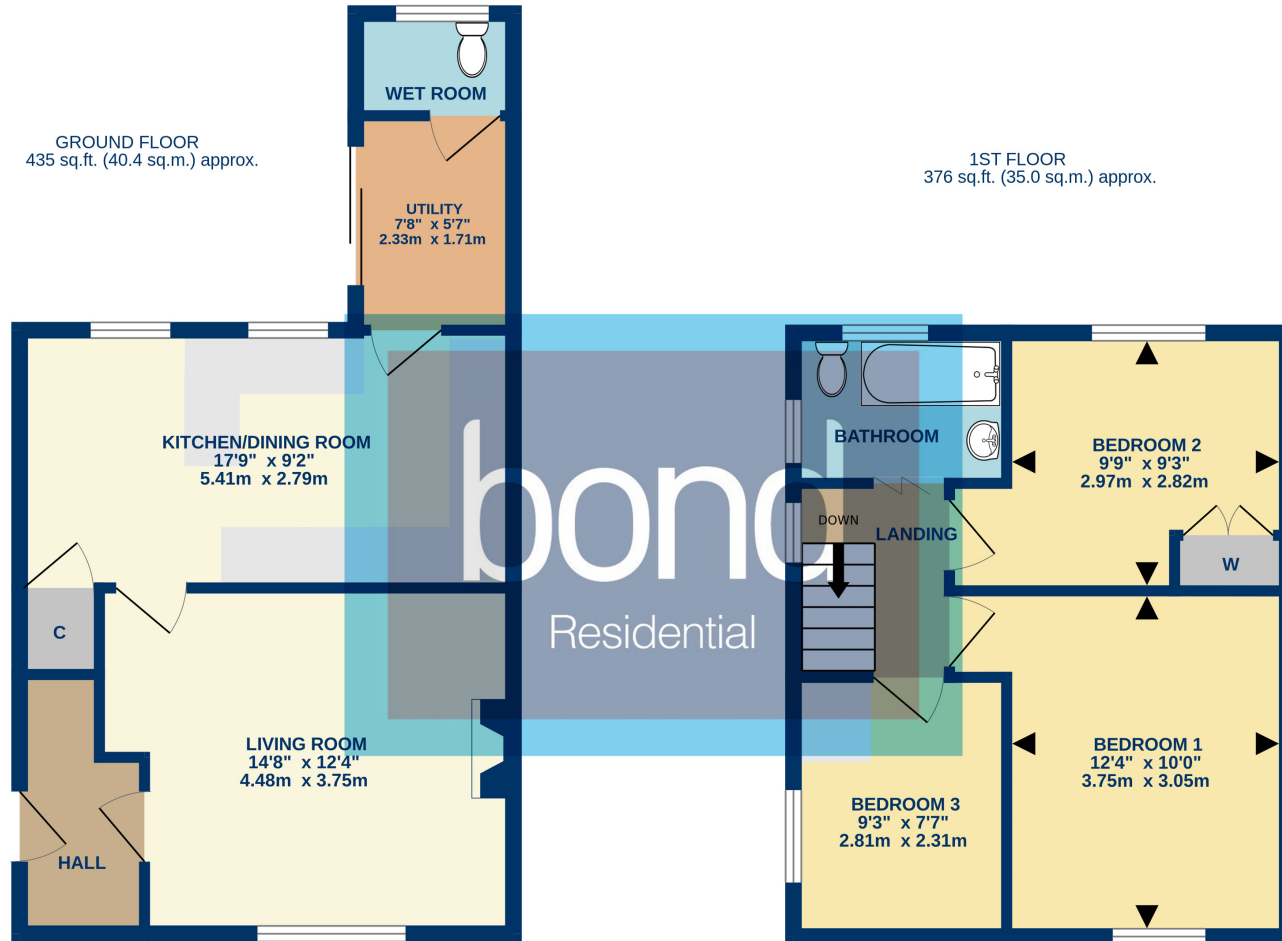






GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.

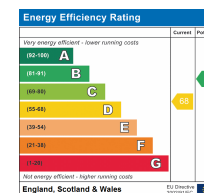
1ST FLOOR  
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 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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78, New London Road,  
Chelmsford, Essex, CM2 0PD  
Telephone: 01245 500599  
Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)