



Upper Bridge Road, Chelmsford

Guide Price £270,000



- Well presented throughout
- Perfect location for City Centre and train station
- Ground floor maisonette
- Access via own front door
- Parking permit provided
- Length of lease 169 years (Peppercorn ground rent payable)
- Ideal first time purchase
- Entrance hall, bedroom with feature Bay window and fireplace, good size second bedroom, three piece shower room, lounge with feature fireplace and modern kitchen
- Rear garden with seating areas



Located in the heart of Chelmsford on Upper Bridge Road, this charming ground floor maisonette presents an excellent opportunity for first-time buyers. With its own private entrance, the property is well presented throughout, offering a delightful blend of character and modern living.

Upon entering, you are welcomed into a spacious entrance hall that leads to a bright and airy lounge, complete with a feature fireplace that adds a touch of warmth and charm. The modern kitchen is thoughtfully designed, providing a functional space for culinary pursuits. The maisonette boasts two well-proportioned bedrooms, one of which features a lovely bay window and a traditional fireplace, creating a cosy atmosphere. The second bedroom is also a good size, perfect for guests or as a home office.

The three-piece shower room is conveniently located, ensuring practicality for daily routines. Outside, the property benefits from a rear garden, which features inviting seating areas, ideal for enjoying the fresh air or entertaining guests.

This maisonette is perfectly situated for those who wish to be close to the city centre and the train station, making it an ideal choice for commuters. Additionally, a parking permit is provided, adding to the convenience of urban living. With a lengthy lease of 169 years and a peppercorn ground rent, this property is not only a lovely home but also a sound investment.

In summary, this well-appointed maisonette on Upper Bridge Road is a rare find, combining comfort, style, and an enviable location. It is truly an ideal first-time purchase for anyone looking to settle in Chelmsford.

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Enter the property via own front door. Storage cupboard.

Main bedroom 12'6 x 12'4 overlooks the front aspect. Bay Sash window. Feature fireplace.

Bedroom two 11'3 x 6'8 Sash window to rear.

Welcoming lounge 14'5 x 11'4 Sash window to rear. Feature fireplace.

Kitchen 7'2 x 6'6 external door to side. Window to side. Range of wall and base mounted units with matching storage drawers and built in wine rack.

Complimentary wooden work tops housing "Butler" sink. Hob and oven to remain. Tiling to splash backs.

Shower room comprises corner shower cubicle. Vanity wash hand basin and WC. Obscure double glazed window.

The property benefits from it's very own rear garden. Commencing with paved seating area. Gate divides remaining lawned garden with shingled seating to rear.

Parking permits provided.

Further Details:

Length of Lease: 169 years remaining

Peppercorn Ground Rent: tbc

Annual Service Charge: £100.00

Freeholder: tbc

Council Tax Band: B

Local Authority: Chelmsford

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £60.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



Local Life

Chelmsford is the perfect place for anyone who wants the best of both worlds. Hop on a train for 35 minutes and you're in Stratford or an extra 10 minutes and you're in Liverpool Street. Visit the Historic Chelmsford Cathedral or have some quiet time in Central Park. Maybe enjoy an evening at any one of the fabulous restaurants and shops or grab some popcorn and watch a film. Chelmsford is an ideal location for growing families, commuters, and the young at heart.



