

oakheart

£425,000

Guide Price
South Primrose Hill, Chelmsford

Discover a charming slice of Victorian elegance with this captivating three-storey home, nestled within a stone's throw of Chelmsford's vibrant city centre and mainline railway station. Offered at a guide price of £425,000 - £450,000, this property is brimming with character and potential.

Step through the front door into a welcoming reception room, seamlessly connected to a second reception area adorned with a striking feature fireplace. The lower level reveals a well-appointed kitchen, accompanied by a versatile space perfect for dining, a third bedroom, or a peaceful study. From here, a door beckons you into

the generous rear garden, which extends to your private allocated parking for two vehicles.

Ascend to the upper floor to find two spacious double bedrooms and a sumptuous four-piece luxury bathroom. The crowning glory of this home is the vast loft space, fully boarded and offering not only abundant storage but also the tantalising possibility of further expansion.

Relax and unwind in the established south-west facing rear garden, complete with a paved patio area ideal for al fresco dining. The

property's front offers dual access via the main entrance and the basement, while residents can take advantage of on-road permit parking in addition to the allocated spaces.

This home's location is second to none, mere moments from Chelmsford's bustling centre. Here, you'll find an array of socialising and dining options, from intimate family-run eateries to popular chain restaurants serving global cuisines. The city's nightlife is equally impressive, with a selection of bars, two theatres, and multi-screen cinemas. Shopping enthusiasts will delight in the pedestrianised High Street, two shopping precincts, retail parks, and the upscale Bond Street, ensuring all your retail needs are met.












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Local Authority:
Chelmsford City

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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