

HOME



Chelmsford

Offers in excess of £375,000

2-bed terraced house

Primrose Hill

Welcome to this charming cottage in the heart of Chelmsford city centre. This older style property boasts a fully tanked basement, ideal for a study or cinema room, providing additional living space.

Located just 0.4 miles away from Chelmsford train station, commuting is a breeze. The open plan lounge/diner is perfect for entertaining guests, while the modern fitted kitchen overlooks the rear garden, creating a bright and airy space. The south facing rear garden is a peaceful retreat, perfect for enjoying the sun.

With the city centre just 0.6 miles away, you'll have easy access to a range of shops, restaurants, and amenities. Admirals Park is also just 0.2 miles away, offering a tranquil spot for leisurely walks.

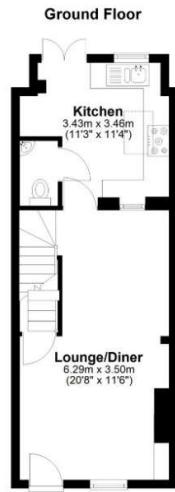
This property features a ground floor cloakroom and first floor bathroom, as well as permit parking for convenience. Whether you're looking for an ideal first time purchase or a smart investment opportunity, this cottage offers a prime location and a wealth of potential.

Chelmsford
11 Duke Street
Essex CM1 1HL

thehomepartnership.co.uk

Sales
01245 250 222
Lettings
01245 253 377
Mortgages
01245 253 370

Floor Plans



APPROX INTERNAL FLOOR AREA
34 SQ M 364 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
76 SQ M 820 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
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decisions reliant upon them.

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First Floor



APPROX INTERNAL FLOOR AREA
27 SQ M 295 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
76 SQ M 820 SQ FT

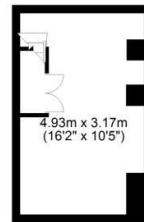
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Basement



APPROX INTERNAL FLOOR AREA
15 SQ M 161 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
76 SQ M 820 SQ FT

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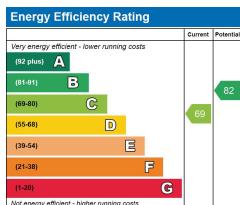
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Features

- Fully tanked basement, ideal for study/cinema room
- 0.4 miles to Chelmsford train station
- Open plan lounge/diner
- Modern fitted kitchen overlooking the rear garden
- South facing rear garden
- 0.6 miles to City centre
- Ground floor cloakroom and first floor bathroom
- Permit parking
- Ideal first time purchase or investment
- 0.2 miles to Admirals park

EPC Rating



The Nitty Gritty

Tenure: Freehold

Agents note: We hold material information
that could affect a buyers decision to
purchase. Please enquire prior to viewing
for more information.

Band C is the Council Tax band for this
property and the annual council tax bill is
£1,926.96.

As an integral part of the community, we've
gotten to know the best professionals for
the job. If we recommend one to you, it will
be in good faith that they'll make the
process as smooth as can be. Please be
aware that a small number of the parties we
recommend (certainly not the majority) may
on occasion pay us a referral fee up to
£200. You are under no obligation to use a
third party we have recommended.

Should you successfully have an offer
accepted on a property of ours and
proceed to purchase it there is an
administration charge of £36 inc. VAT per
person (non-refundable) to complete our
Anti Money Laundering Identity checks.



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