

# 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.

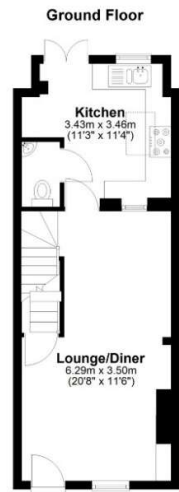
This property features a ground floor cloakroom and first floor bathroom, as well as permit parking for convenience. Whether you're looking for an ideal first time purchase or a smart investment opportunity, this cottage offers a prime location and a wealth of potential.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

**Sales**  
01245 250 222  
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**Mortgages**  
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## Floor Plans



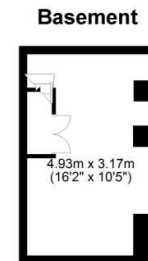
APPROX INTERNAL FLOOR AREA  
34 SQ M 364 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
76 SQ M 820 SQ FT  
This plan is for layout guidance only and is  
**NOT TO SCALE**  
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
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APPROX INTERNAL FLOOR AREA  
27 SQ M 295 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
76 SQ M 820 SQ FT  
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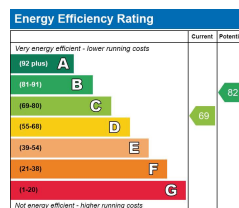
APPROX INTERNAL FLOOR AREA  
15 SQ M 161 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
76 SQ M 820 SQ FT  
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## Features

- 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.

