



Connells

Goodier Road  
Chelmsford



# Goodier Road Chelmsford CM1 2GG

for sale guide price  
**£225,000**



## Property Description

**\*\*GUIDE PRICE £225,000- £250,000\*\***

A bright and well-presented two-bedroom ground-floor apartment positioned in a popular residential pocket of Chelmsford, offering modern living, allocated parking, and excellent access to the city's amenities. This home is ideal for first-time buyers, downsizers, or investors seeking a low-maintenance property in a highly convenient location.

The property sits within the Marconi area of Chelmsford, a vibrant neighbourhood known for its blend of residential calm and city-centre convenience. Chelmsford's bustling high street, restaurants, cafés, and entertainment venues are all within easy reach, while nearby green spaces and parks offer welcome outdoor escapes.

Families benefit from access to a range of well-regarded local schools, with several primary and secondary options located within the wider CM1 area. Commuters will appreciate the excellent transport links: Chelmsford Station is within walking distance at only 0.5 miles away, providing fast and frequent services into London Liverpool Street, while multiple nearby bus stops connect the area with the wider city and surrounding towns.

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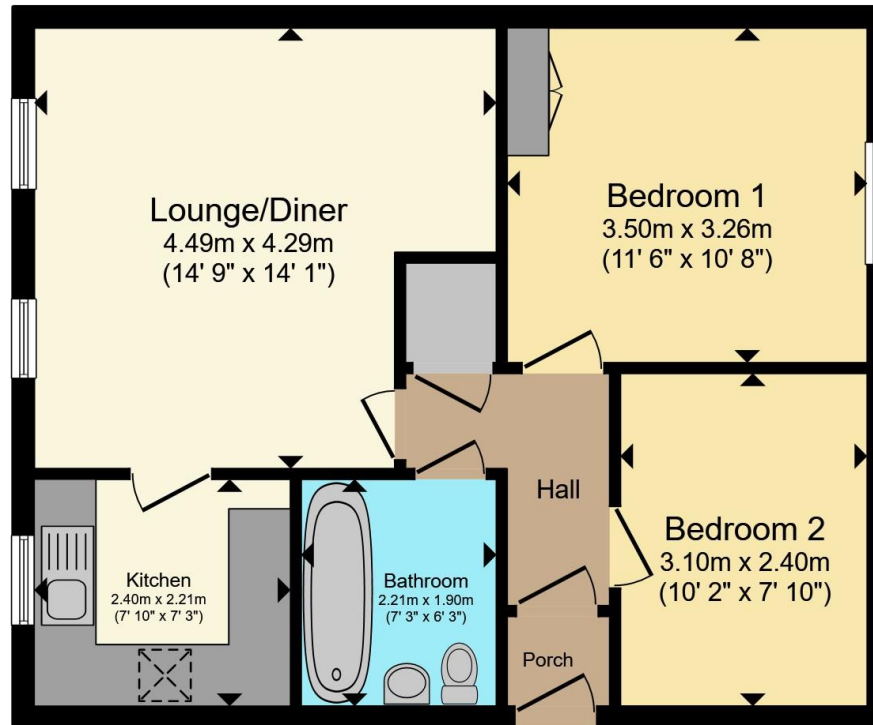
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Total floor area 53.4 m<sup>2</sup> (575 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01245 261 266**  
**E [chelmsford@connells.co.uk](mailto:chelmsford@connells.co.uk)**

4 Tindal Square  
 CHELMSFORD CM1 1EH

EPC Rating: C

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CHL309093](http://connells.co.uk/Property/CHL309093)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: CHL309093 - 0009