

# Adrians

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For Sale

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## South Primrose Hill, Chelmsford, CM1 2RG

This very attractive period property on South Primrose Hill is just minutes from the City Centre, and of course its mainline railway station. Over the years the current owners have created a fantastic home that is both warm and inviting, but have also updated with a re-modelled kitchen and shower room. There are double glazed sash style windows with shutters to most rooms whilst, period style fireplaces enhance the property's character. There are two good size reception rooms on the ground floor whilst, to the first floor there are two double bedrooms and a superb shower room. To the rear there is a beautiful style cottage garden with various places to sit and relax each offering a good degree of privacy. VIEWING IS STRONGLY ADVISED.

 2 Bedroom(s)

 2 Reception(s)

 1 Bathroom(s)

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Entrance door to

**SITTING ROOM 3.56m (11'8) x 3.25m (10'8) PLUS BAY**

Sash style double glazed windows to front with shutters, fireplace and radiator.

**DINING ROOM 3.58m (11'9) x 3.51m (11'6) PLUS STAIRS**

Sash style window to rear, fireplace, stairs rising to first floor with understairs cupboard, radiator.

**KITCHEN 4.17m (13'8) x 1.93m (6'4)**

Inset spotlights, sash style window to side, Velux style window to rear with a further low level window with views to the garden. The kitchen is fitted with a comprehensive range of gloss fronted wall and base level units with square edged granite worktops, inset single drainer sink unit with mixer tap, four ring gas hob with separate oven and microwave, space for washing machine, Victorian style radiator, door to side.

**FIRST FLOOR LANDING**

Access to loft, radiator.

**BEDROOM ONE 3.28m (10'9) x 3.2m (10'6) MAJORITY < 11'8"**

Sash style double glazed window to front with shutters, fireplace, fitted wardrobe, radiator.

**BEDROOM TWO 3.48m (11'5) x 2.64m (8'8)**

Sash style window to rear with shutters, over stairs cupboard, fireplace, radiator.

**RE-FITTED SHOWER ROOM**

Inset spotlights, sash style window to rear with shutters, suite comprises wash hand basin with mixer tap and storage under, modern w.c. with full and half flush, step in shower unit with glazed screen and rain head style shower, tiling to walls and floor, heated towel rail.

**GARDEN**

The front garden is heavily stocked with various flowers and shrubs to borders with steps up to its main entrance door. The rear garden has been beautifully landscaped by the current owner and offers plenty of places to sit and relax in many part with a good degree of privacy. There is a timber shed to remain at the far end of the garden alongside a further seating area. Please note that the property is subject to a Pedestrian Right of Way as with many of this type of property. There is a small path and gate just outside the kitchen.

**AGENTS NOTE**

We have been made aware by our client that the property has previously had a small structural concern due to a collapsed drain. This at the time was remedied with appropriate works completed and has caused no issues since with regard to the structure and/or any refusal of insurance. Details can be obtained by the Agent if necessary.

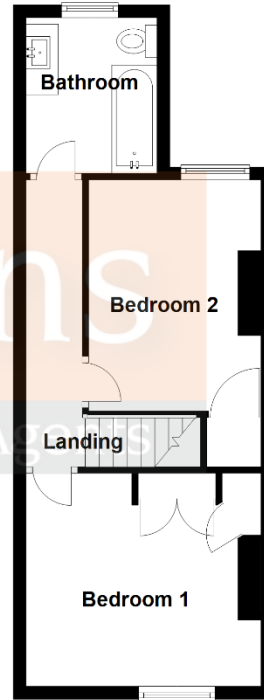
## Ground Floor

Approx. 37.8 sq. metres (406.3 sq. feet)



## First Floor

Approx. 33.7 sq. metres (362.8 sq. feet)



Total area: approx. 71.5 sq. metres (769.1 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE  
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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**EPC RATING: C**  
**COUNCIL TAX BAND: C**  
**Freehold**

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.  
**ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS**

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

**For more information, please contact**

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