

Rutland Road, Springfield, Chelmsford

Guide Price £325,000 to £350,000

3 1 1

Key Features

- THREE WELL-PROPORTIONED BEDROOMS
- SPACIOUS LIVING ROOM
- GENEROUS KITCHEN/DINING ROOM
- DOUBLE PATIO DOORS TO THE EAST-FACING REAR GARDEN
- FRONT AND REAR GARDENS
- SIDE ACCESS TO THE REAR GARDEN
- EPC rating C















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Situated within a popular residential location on Rutland Road, Chelmsford, this well-proportioned three-bedroom terraced home presents an excellent opportunity for first-time buyers, growing families or investors seeking a property with fantastic potential to personalise and create a wonderful long-term home.

The accommodation has been thoughtfully arranged to provide a practical and spacious layout throughout. Upon entering, you are welcomed by an entrance hall leading to a bright and comfortable living room, ideal for relaxing or entertaining. To the rear of the property is a generous kitchen/dining room, offering an excellent social space with ample worktop and storage space. Double patio doors provide direct access to the east-facing rear garden, allowing natural light to flood the room while creating a seamless connection between the indoor and outdoor living areas. A useful side access gate provides convenient access to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms, together with a family bathroom and a separate WC, providing practicality for modern family living.

Externally, the property enjoys both front and rear gardens, with the rear garden providing an excellent space for outdoor dining, entertaining family and friends, or simply relaxing and enjoying the warmer months. A useful outbuilding offers excellent additional storage, workshop space or the potential for a home office, subject to any necessary consents.

On-street parking is conveniently available to the front of the property.

Rutland Road is conveniently positioned within easy reach of a wide range of local amenities including supermarkets, shops, cafes and leisure facilities. Chelmsford City Centre, with its extensive shopping, restaurants and mainline railway station providing direct services to London Liverpool Street, is only a short distance away.







The property is also well placed for a selection of highly regarded schools, making it an attractive choice for families. Nearby schools include The Tyrrells Primary School, Kings Road Primary School, St John Payne Catholic School, Chelmer Valley High School, and the highly respected King Edward VI Grammar School and Chelmsford County High School for Girls.

Offering well-balanced accommodation, excellent outside space and the opportunity to modernise and make the property your own, this is a fantastic home in a sought-after location that should not be missed.

Entrance Hall

Kitchen/ Dining Room 2.5m x 6m (8'2" x 19'8")

Living Room 3.47m x 4m (11'5" x 13'1")

Landing

Bedroom 2.65m x 3.85m (8'8" x 12'7")

Bedroom 2.66m x 2.93m (8'8" x 9'7")

Bedroom 2.4m x 2.5m (7'11" x 8'2")

Bathroom 1.85m x 1.43m (6'1" x 4'8")

WC

Outbuilding 3.4m x 2m (11'2" x 6'7")

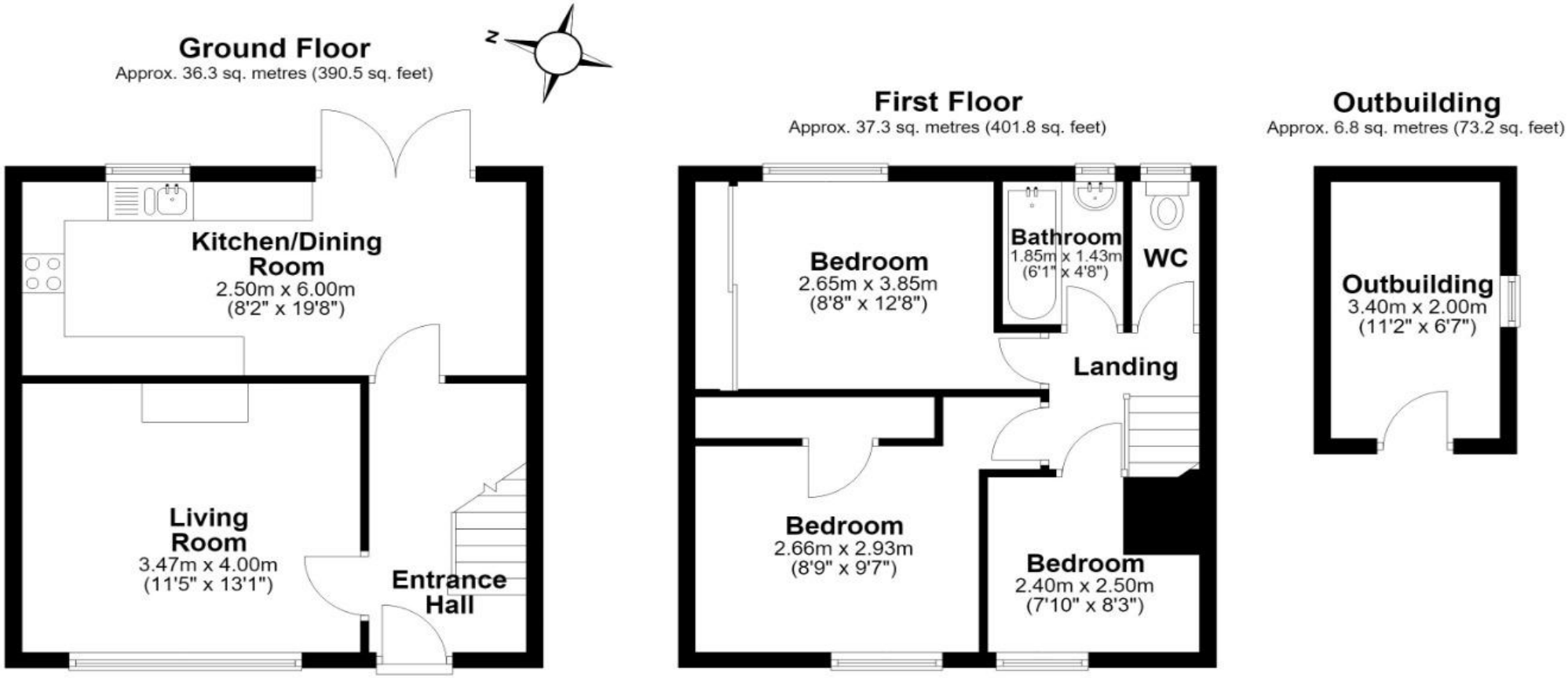






Ground Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



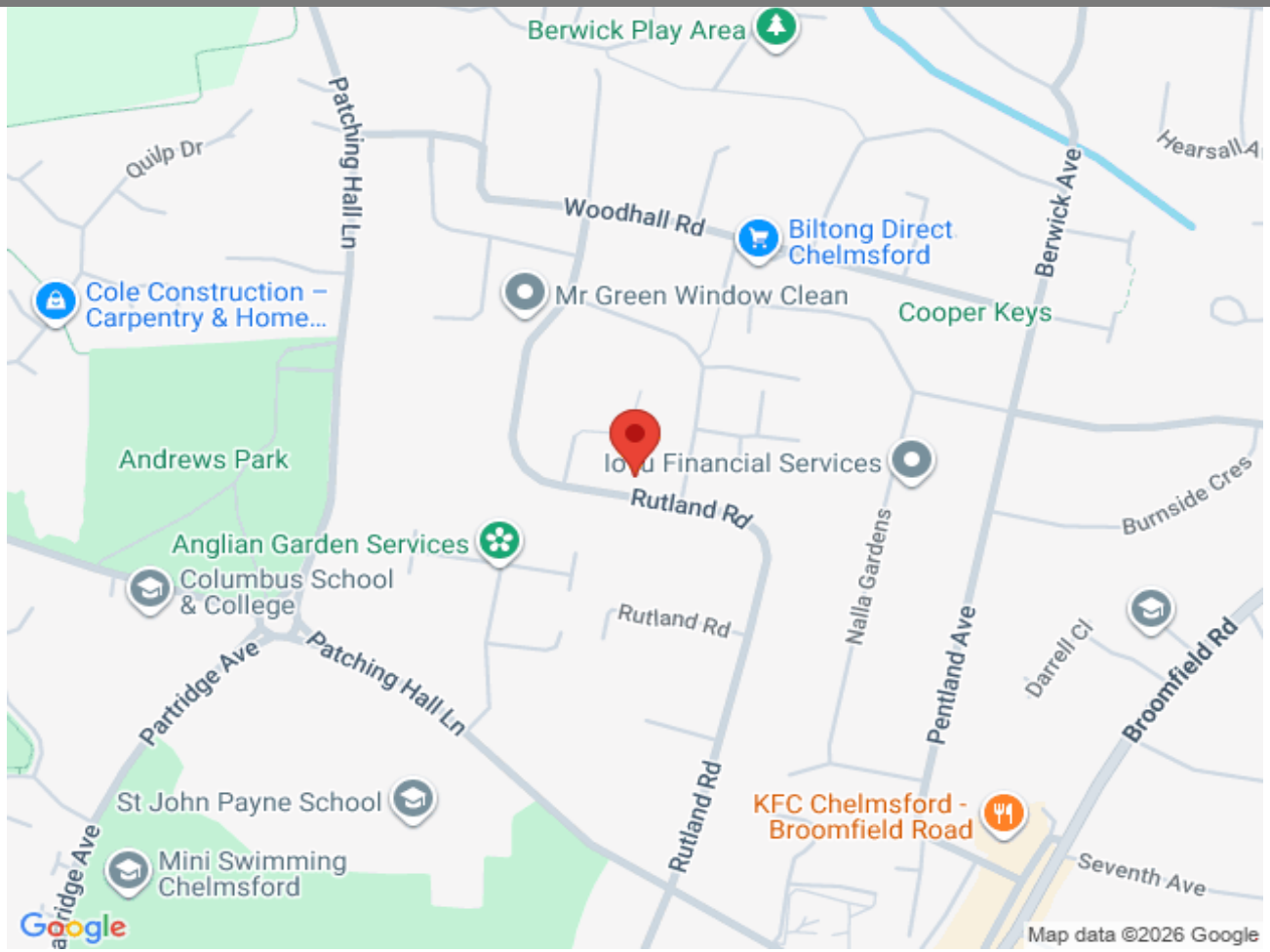
Total area: approx. 80.4 sq. metres (865.5 sq. feet)

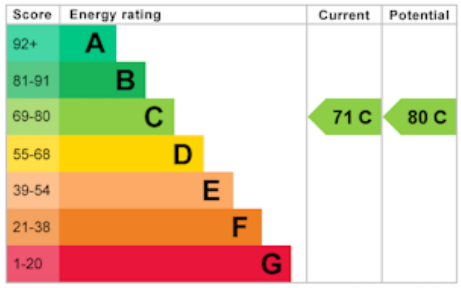
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