

Wilshire Avenue, Chelmer Village, Chelmsford

Guide Price £260,000

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- Direct access to your own private garden – and quite frankly, this is the star of the show. Morning coffee, summer drinks or simply somewhere to escape with a good book.
- Low-maintenance garden – all the enjoyment of having your own outside space, without spending every sunny weekend pushing a lawnmower around.
- Two-bedroom ground floor maisonette – comfortable, convenient and no stairs to contend with. Your knees can thank us later.
- Spacious lounge/dining room with new flooring – a fresh and inviting space with room for dinner at the table followed by a well-earned flop on the sofa.
- Modern Shaker-style kitchen – stylish, timeless and ready for everything from Sunday roasts to that takeaway you fully intended to cook instead.
- Fitted and built-in wardrobe storage – because there's no such thing as too much storage, especially when it keeps the infamous "clothes chair" under control.
- Upgraded heating in the lounge/dining area – helping to keep things cosy when the great British weather inevitably does what it does best.
- Entrance porch plus useful rear access – practical touches that make everyday life that little bit easier, whether you're coming home with the shopping or heading straight out to the garden.
- One allocated parking space plus shared visitor parking – your own designated spot, with somewhere for guests to park when they come over to admire the garden.
- Located in popular Chelmer Village, Chelmsford – a well-positioned home offering two bedrooms, modern touches, parking and that all-important private garden. We'd say it ticks rather a lot of boxes.

GUIDE PRICE - £260,000 - £280,000

Garden lovers, this one's for you…

Say hello to this stylish two-bedroom ground floor maisonette in Chelmer Village, Chelmsford – a lovely home with a rather fabulous trick up its sleeve…

Direct access to its own low-maintenance rear garden!

And yes, we're making a fuss about the garden because, quite frankly, it deserves it. For a maisonette, having your own outside space straight from the property is a real treat – morning coffee, summer drinks, alfresco dinners or simply somewhere to sit back and enjoy the sunshine. Even better? It's designed to be low maintenance, so there's more time for relaxing and considerably less time wrestling with a lawnmower!

Step inside and you'll find a welcoming entrance porch leading into a well-presented home that has already benefited from some thoughtful improvements.

The lounge/dining room is a comfortable and versatile space with new flooring, giving it a fresh, modern feel and plenty of room for both relaxing on the sofa and gathering around the dining table.

The modern Shaker-style kitchen keeps things smart and timeless, offering a practical space for everything from a quick morning coffee to attempting that recipe you saved on Instagram three months ago…

There are two well-proportioned bedrooms, with fitted and built-in wardrobe storage providing that all-important place to hide away the clothes, shoes and the inevitable "I'll sort that out later" pile!

The accommodation is completed by the bathroom, while upgraded heaters add another useful improvement to the home.

Outside is where this property really earns its brownie points. The private, low-maintenance rear garden can be accessed directly from the property and also benefits from rear access, making it practical as well as enjoyable.

And because nobody wants to play "where am I parking tonight?", the property comes with one allocated parking space, plus shared visitor parking for when friends and family pop over.

Set within popular Chelmer Village, the property is conveniently positioned for Chelmsford and the surrounding amenities.

Ground floor living, two bedrooms, modern touches, useful storage, allocated parking AND your own garden? Now that's a combination worth viewing.

Get in touch to arrange your viewing – before someone else bags the garden!

Chelmsford offers a fantastic blend of city convenience and countryside charm, making it a popular place to call home. As the county city of Essex, it boasts an excellent selection of shops, restaurants, cafés and leisure facilities, alongside plenty of green spaces for those who like a little fresh air with their city living. The city centre provides a lively mix of well-known names and independent favourites, while Chelmsford railway station offers convenient connections into London Liverpool Street, making the area particularly appealing to commuters. Families are also well catered for with a good choice of schools and recreational facilities, while beautiful Essex countryside is never far away. Whether it's shopping, dining, commuting or enjoying a Sunday stroll, Chelmsford offers a little bit of everything – without having to choose between city life and a more relaxed pace.





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THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/17-wilshire-avenue-chelmsford-cm2-6qw/5627735

Annual Service Charge: £2,111
Ground Rent: £71.20 per 6 months
Length of Lease: 88 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

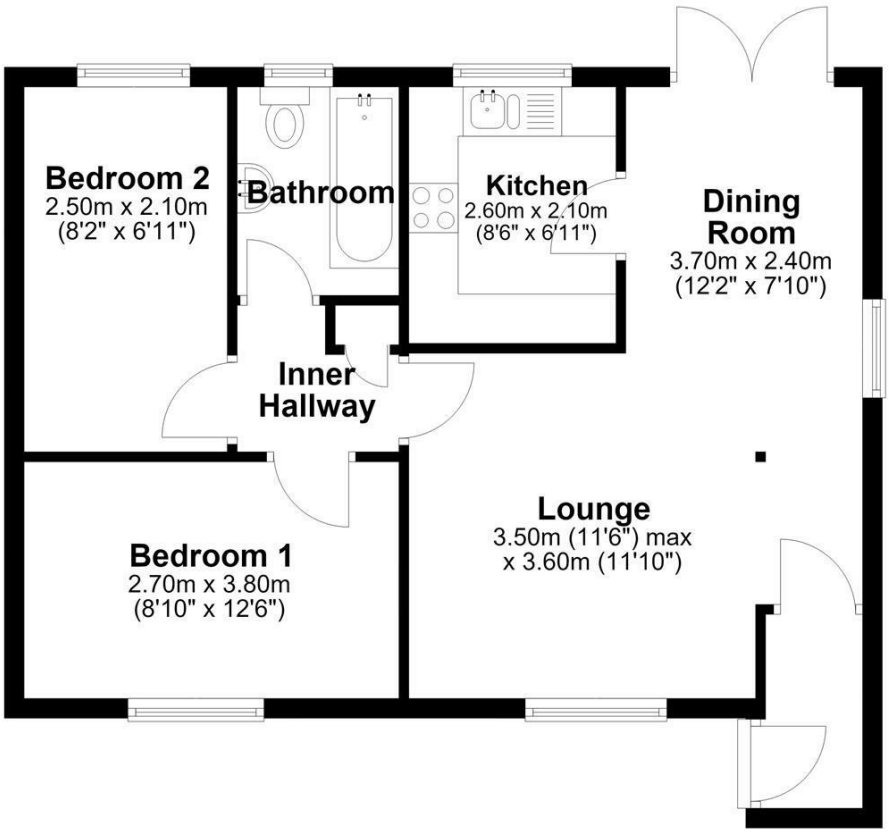
AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.





Ground Floor



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