

110 Arbour Lane, Chelmsford, CM1 7RL



Freehold

Guide Price Of

£300,000-

£325,000

Subject to contract

2 bedrooms  
2 reception rooms  
1 bathroom





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no onward chain is this two  
bedroom, mid-terrace house in  
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down a private road and ideally  
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Chelmsford City Centre and  
Railway Station.

# Some details

## General information

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Being offered with no onward chain is this two bedroom, mid-terrace house in need of modernisation, nestled down a private road and ideally positioned for access into Chelmsford City Centre and Railway Station.

The property is entered via the front door which brings you into the entrance hall, from here there is access into the living room as well as stairs to the first floor. The living room is located at the front of the property with double glazed window, fireplace as well as a cupboard under the stairs. From the front sitting room, there is access to the kitchen/diner with a range of base and eye level units, sink with drainer, space fridge/freezer, washing machine. There is a double glazed window with stable door providing access to the second sitting room located at the rear of the property, this room has double glazed windows on both side walls creating a dual aspect living arrangement with plenty of natural lighting. There is French doors to the rear providing access to the easily maintainable rear garden.

The upstairs comprises from two good sized bedrooms and a large family bathroom. As you get to the first floor, bedroom one is immediately to your left with a double glazed window to front and storage cupboard, on the opposite side of the landing is the family bathroom which consists of a low level wc, wash hand basin, airing cupboard housing water tank and space for further storage as well as a bath with overhead shower, there is also a double glazed window to rear. Bedroom two is located at the end of the landing with double glazed window overlooking the rear garden.

## Kitchen/dining room

14' 1" x 8' 5" (4.29m x 2.57m)

## Lounge

13' 5" x 12' 6" (4.09m x 3.81m)

## Sitting room

14' 6" x 9' 9" (4.42m x 2.97m)

## Bedroom one

12' 6" x 9' 2" (3.81m x 2.79m)

## Bedroom two

12' 8" x 7' 5" (3.86m x 2.26m)

## Bathroom

10' 0" x 7' 5" (3.05m x 2.26m)

## Outside

To the front of the property there is a small patio area out the front door as well as communal parking with spaces directly out the front of the property. The rear garden which is private and unoverlooked adopts a manageable and easily maintainable paved patio area, there is a gate to an alleyway which provides access back round to the front of the property and allows for bins to be brought through. Garden is enclosed either side by fences and has a brick built wall with metal railings to the bottom.

## Location

The property is located in an established and highly regarded area of Chelmsford and within walking distance of Chelmsford's city centre and mainline railway station, providing an approximate journey time to London Liverpool Street of 35 minutes. Chelmsford city centre is located around 0.5 of a mile to the south of the property and provides a popular High Street with a wide collection of shopping and recreational facilities. The area provides excellent educational facilities being in the catchment area for Trinity Road Primary School and Boswells Secondary School with further state and private schooling available in the surrounding areas. Nearby is the popular Pollards Meadow recreation ground providing a wealth of open space and a children's activity park. The property has convenient access to the A12 dual carriageway linking both northbound towards Colchester and southbound towards the M25 and beyond.

## Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - TBC

## Directions

SatNav - CM1 7RL

## Further information

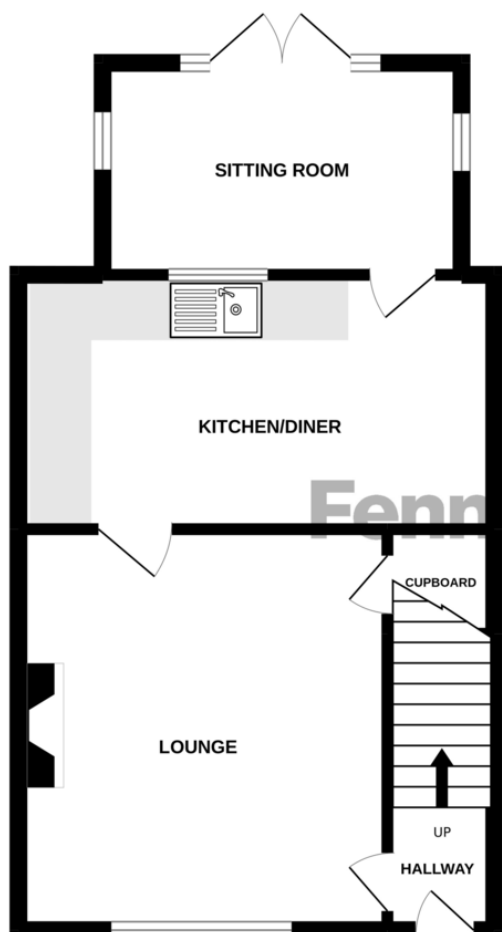
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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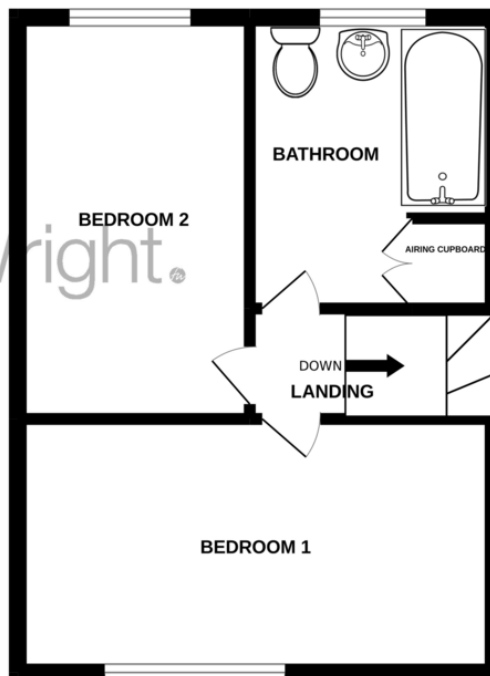
## Viewing

To make an appointment to view this property please call us on 01245 292 100.

GROUND FLOOR



1ST FLOOR



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To find out more or book a viewing

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