

School View Road, Chelmsford, Essex, CM1 2PE



Freehold

Guide Price

**£325,000**

Subject to contract

2 bedrooms  
1 reception room  
1 bathroom





## Some details

A pretty 2 bedroom Victorian cottage situated towards the end of a no through road within close proximity of Chelmsford city centre. This charming property provides tastefully presented accommodation with many period features including ornate fireplaces and exposed wood flooring. The cottage enjoys an east facing garden, timber outbuilding and permit parking.

The cottage is entered from the front into a wonderful sitting room with sash double glazed windows and a feature fireplace. The kitchen/dining room is positioned to the rear of the house providing a range of eye and base level units with works surfaces and space for appliances. To the immediate rear of the house is a modern Victorian style bathroom/shower room with underfloor heating. To the first floor there are two double bedrooms with bedroom one enjoying the benefit of a dressing room but would make an ideal nursery.

The property provides gas fired central heating, alarm system and would make an ideal first time or investment purchase.



### Kitchen/dining room

12' 8" x 11' 4" (3.86m x 3.45m)

### Sitting room

11' 4" x 10' 6" (3.45m x 3.2m)

### Bathroom

8' 4" x 6' (2.54m x 1.83m)

### First floor landing

### Bedroom one

11' 4" x 10' 5" (3.45m x 3.18m)

### Bedroom two

11' 4" x 10' 7" (3.45m x 3.23m)

### Dressing room

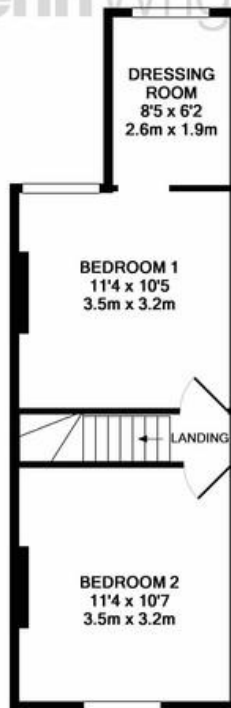
8' 5" x 6' 2" (2.57m x 1.88m)

Pretty 2 bedroom  
Victorian cottage  
situated towards the end  
of a no through road  
within close proximity of  
Chelmsford city centre  
and Admirals Park.



GROUND FLOOR

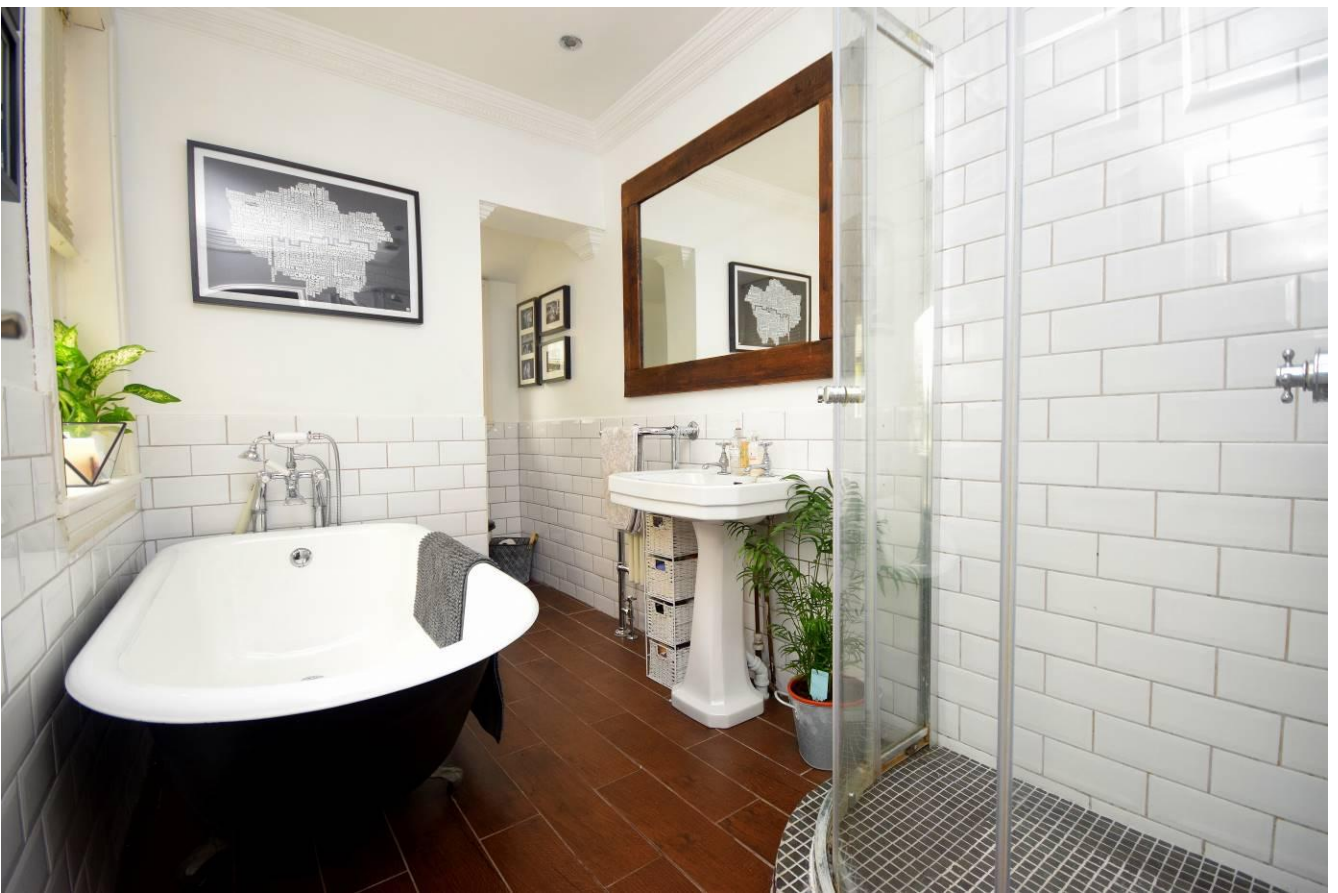
FennWright.



1ST FLOOR

SCHOOL VIEW ROAD, CHELMSFORD

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### The outside

The rear garden measures approximately 35ft and extends from the kitchen/dining room onto a small terrace with a brick built store room. The garden provides a raised paved and decked terrace leading to a timber built outbuilding. To the front of the property there is a resident permit parking.

### Where?

The property is located to the west of the city centre down a quiet no through road within walking distance of Chelmsford's mainline railway station serving London Liverpool Street (approximately journey time of 35 minutes). The property is also situated within close proximity to Admirals Park which boasts a mixture of recreational facilities along with excellent formal gardens, conservation areas, woodland and riverside walks. Chelmsford city centre is around 0.4 of a mile in distance and provides a popular High Street with a wide collection of shopping and recreational facilities.

### Important information

Council Tax Band - B

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

Tenure - Freehold

EPC rating - D

### 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

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## Directions

SatNav. CM1 2PE. For full directions, please contact a member of the sales team on 01245 292100.

To find out more or book a viewing

# 01245 292 100

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