



PERIOD
HOMES

80 High Street, Ingatestone, CM4 9DW

t. 01277 288000

e. essex@periodhomes.co.uk



Primrose Hill
Chelmsford Essex CM1 2QN
£350,000

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Mid 1800's – A most attractive white rendered two bedroom period cottage, located in a convenient position less than half a mile from Chelmsford train station.

The charming property, with its feature arched window, offers well-presented and surprisingly spacious living accommodation. The cottage is set in the centre of the terrace walkway, with courtyard style gardens to the front and rear.

To the ground floor is a semi open-plan lounge and dining room featuring a fireplace and cosy wood burner, staircase with a storage cupboard under. To the rear is the extended kitchen with dual aspect windows, doors leading out to the rear courtyard and fitted units with integrated appliances. The first floor landing gives independent access to the two double bedrooms, the main bedroom having fitted wardrobes and the bathroom, which is fitted with a white suite.

Local permit parking within Zone 1 is available from the local parking authority.





LOUNGE
13'11 x 11'3 (4.24m x 3.43m)

DINING ROOM
10'11 x 10'4 (3.33m x 3.15m)

KITCHEN
17'7 x 7'1 (5.36m x 2.16m)

FIRST FLOOR LANDING

BEDROOM ONE
13'11 x 11'6 (4.24m x 3.51m)

BEDROOM TWO
10'5 x 8'4 (3.18m x 2.54m)

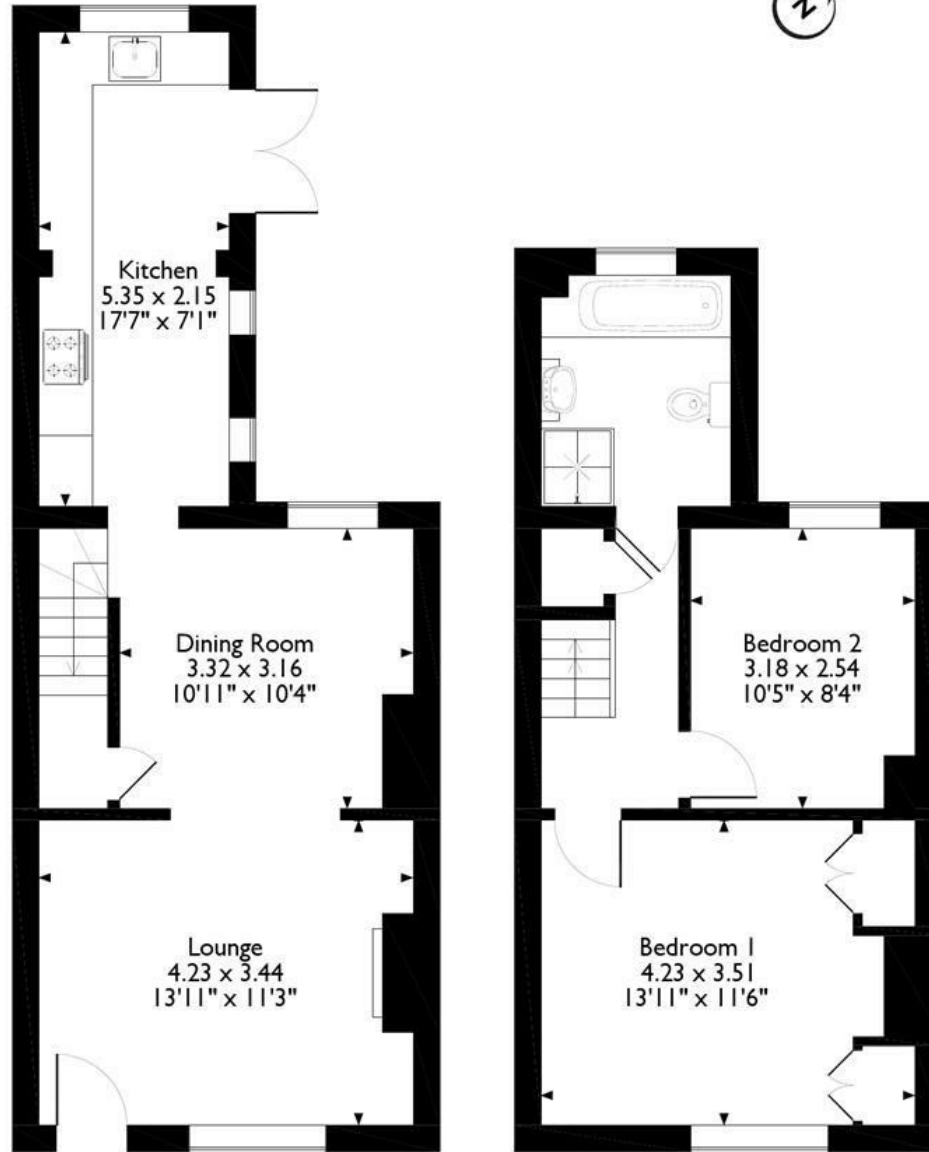
BATHROOM

REAR GARDEN





Critchett Terrace Rainsford Road, Chelmsford
Approximate Gross Internal Area
76 Sq M/809 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PLEASE CALL 01277 288000 TO ARRANGE A VIEWING
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