

FOR SALE

Guide Price £325,000 Freehold



## 30a South Primrose Hill, Chelmsford, Essex, CM1 2RG

- TWO BEDROOM END OF TERRACE
- CLOAKROOM
- LOUNGE/DINER WITH BAY WINDOW
- REAR GARDEN
- PERMIT PARKING
- CLOSE TO CHELMSFORD CITY CENTRE
- SOUGHT AFTER AREA
- 0.4 MILES FROM CHELMSFORD CITY STATION
- NO ONWARD CHAIN
- GUIDE PRICE £325,000 - £350,000



## PROPERTY DESCRIPTION

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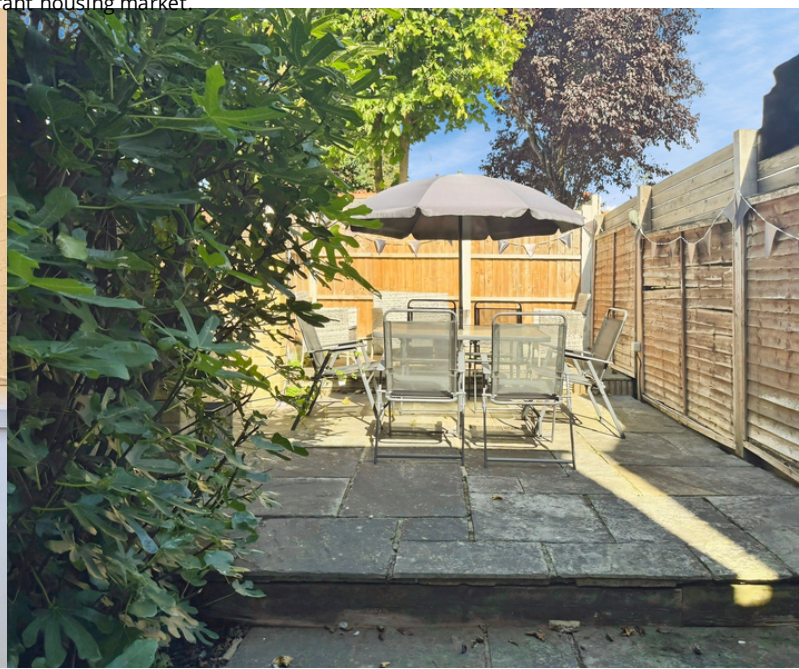
\*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\* Balch are delighted to offer this charming two-bedroom end of terrace house, ideally situated in the highly sought-after South Primrose Hill area of Chelmsford. Presented in good condition throughout and available with no onward chain, this property combines both comfort and convenience perfectly, making it an ideal home for first-time buyers, professionals, or small families. With a lounge/diner featuring a delightful bay window, a convenient cloakroom, and a private rear garden, this home offers an inviting and practical living space in a prime location.

Located just 0.4 miles from Chelmsford city centre and mainline station, this property benefits from excellent transport links, providing easy access to London Liverpool Street and beyond. The area is well-regarded for its vibrant community atmosphere, excellent local amenities, and sought-after schooling options, making it an appealing choice for those looking to enjoy the best of urban living with the comfort of a quieter residential neighbourhood. Permit parking is available, adding an additional layer of convenience for residents and visitors alike.

Upon entering you are welcomed into a bright and airy lounge/diner, where the large bay window allows plenty of natural light to flood the room, creating a warm and inviting space to relax or entertain guests. The versatile layout provides ample room for comfortable living and dining furniture, ensuring a truly flexible space that suits your lifestyle. The kitchen is thoughtfully designed with a range of modern units and work surfaces, offering a functional space for cooking and meal preparation. From here, you can access the private rear garden, a peaceful outdoor retreat ideal for alfresco dining, gardening, or simply unwinding after a busy day. Adjacent to the kitchen is a handy cloakroom, adding practical convenience for daily living. The garden's manageable size ensures low maintenance while providing enough space to enjoy outdoor activities.

Upstairs, the property comprises two well-proportioned bedrooms, both bright and airy, offering generous storage and comfortable accommodation. The family bathroom is fitted with contemporary fixtures and complements the bedrooms with its clean and modern design, providing an excellent space for relaxation and daily routines.

With no onward chain, this wonderful end of terrace home offers a fantastic opportunity to move straight in and make it your own. Its combination of location, condition and features makes it a standout property in the South Primrose Hill area and an excellent investment in Chelmsford's vibrant housing market.



## ROOM DESCRIPTIONS

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### ACCOMMODATION

WITH APPROXIMATE ROOM SIZES

#### LOUNGE/DINER

13' 6" x 13' 9" (4.11m x 4.19m)

#### KITCHEN

10' 9" x 7' 7" (3.28m x 2.31m)

#### CLOAKROOM

3' 2" x 6' 5" (0.97m x 1.96m)

#### FIRST FLOOR

##### BEDROOM ONE

14' 2" x 11' 4" (4.32m x 3.45m)

##### BEDROOM TWO

10' 3" x 10' 3" (3.12m x 3.12m)

##### BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m)

##### Rear Garden

Commences with patioed areas, shared rear access and a wooden shed.

### Viewings

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

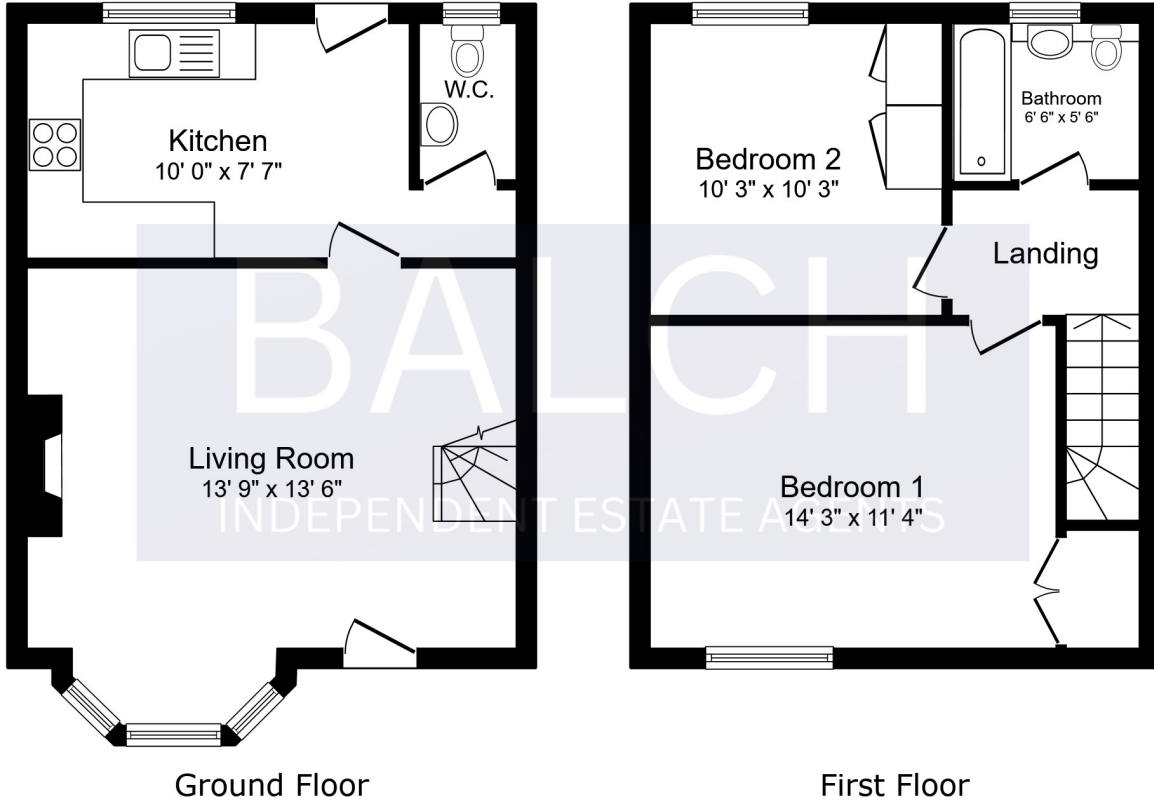
### Referrals

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



# FLOORPLAN & EPC

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Chelmsford  
3-3a, Tindal Square, Chelmsford, CM1 1EH  
01245 258866  
selling@balchagents.com