



PERIOD
HOMES



Primrose Hill
Chelmsford Essex CM1 2RQ
£475,000

Primrose Hill, Chelmsford, Essex CM1 2RQ

This beautifully presented three bedroom end terraced Victorian home is located in the heart of Chelmsford's City Centre, just 0.4 miles from the Mainline Railway Station and within walking distance of Admiral Park.

The ground floor features a lounge at the front of the home, followed by an open planned kitchen and family room with a newly fitted kitchen. The kitchen is equipped with a range of appliances, including a De'Longhi oven, quartz worktops, and a breakfast bar. Engineered stained wooden flooring runs throughout the ground floor. A newly completed bathroom with a bath, WC, basin, and oak parquet flooring.

Upstairs, the principal bedroom is a spacious double at the front of the house, while the second double bedroom includes fitted wardrobes, the third bedroom overlooks the rear garden. A modern shower room with a newly installed shower cubicle, WC, heated towel rail, basin, and oak parquet flooring.

The rear garden features a decked area, perfect for entertaining, with the added benefit of side pedestrian access. Permit parking for up to two vehicles is available. This exceptional property is ideally located for enjoying Chelmsford's amenities, parks, and excellent transport links.









PRIMROSE HILL

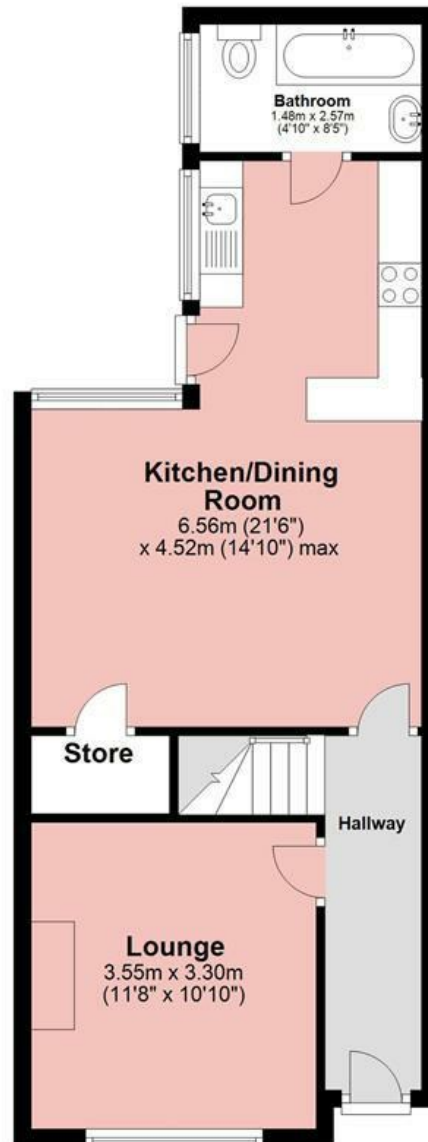
Approx. Gross Internal Area 95.9 Sq M (1032.3 Sq Ft)



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Ground Floor

Approx. 48.5 sq. metres (522.5 sq. feet)

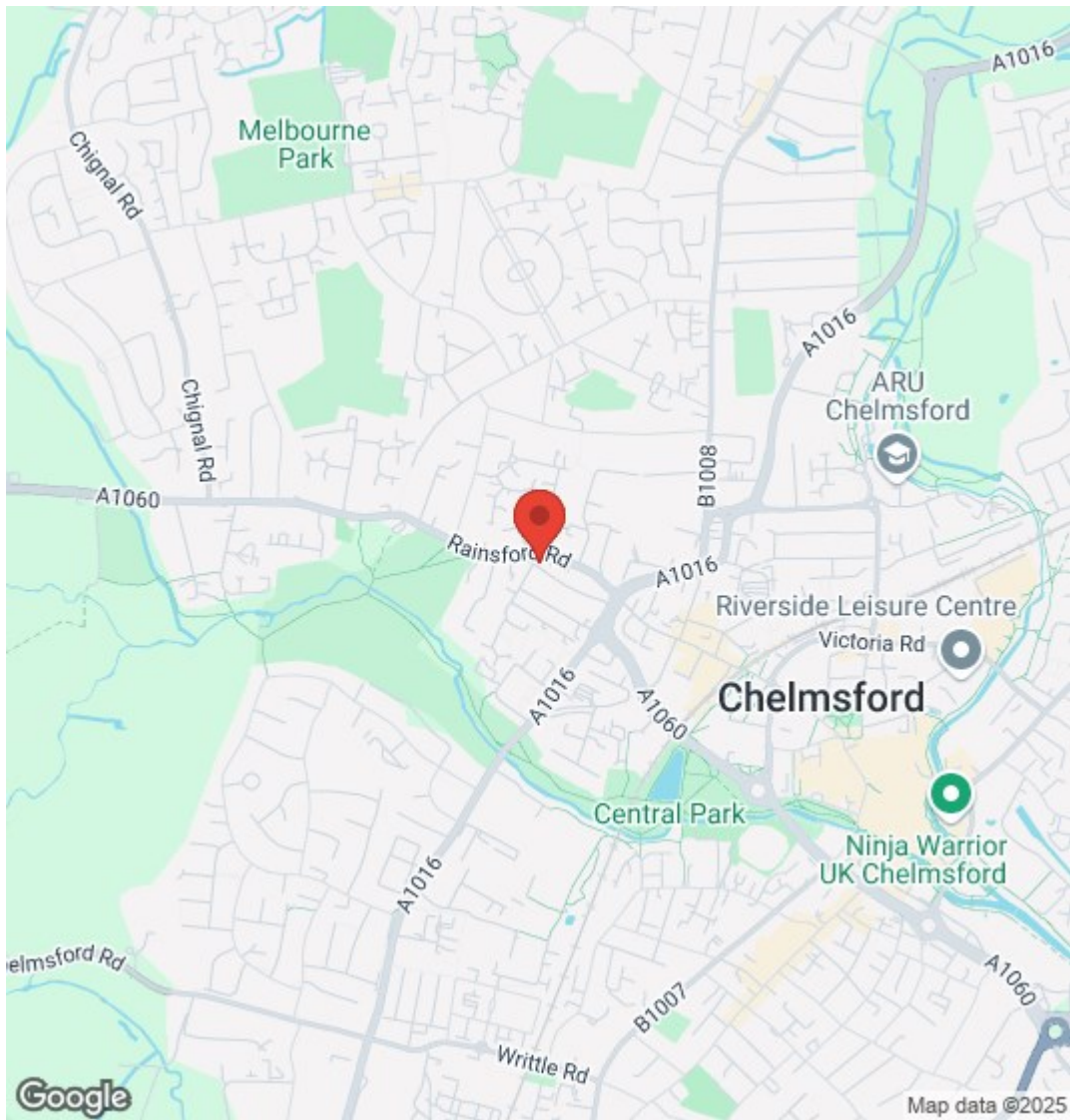


First Floor

Approx. 47.4 sq. metres (509.8 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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