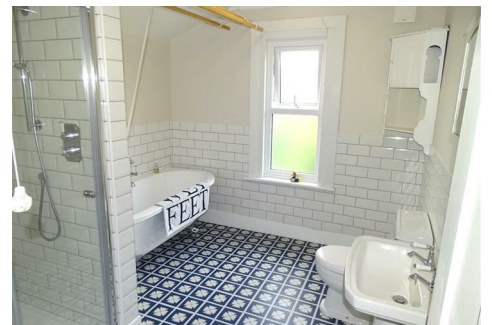




42 South Primrose Hill, Chelmsford, CM1 2RG

£350,000

**** EASY WALKING DISTANCE TO CITY CENTRE AND MAINLINE RAILWAY STATION TO LONDON LIVERPOOL STREET - NO ONWARD CHAIN **** A delightful TWO BEDROOM TERRACED COTTAGE which has been sympathetically modernised and slightly extended to the rear elevation in recent years. It is beautifully presented throughout enjoying the following accommodation. Ground floor: SITTING ROOM, EXTENDED REFITTED KITCHEN/DINER INSTALLED IN 2023, (includes hob, oven/grill, extractor hood, microwave, dish washer, washing machine and fridge/freezer). First floor: LONG LANDING, TWO GOOD SIZE BEDROOMS, REFITTED FOUR PIECE VICTORIAN STYLE BATHROOM. The property has gas radiator heating, upvc double glazing and permit parking to the road.

LOCALITY INFORMATION

The property is located extremely close to the City Centre and the mainline railway station with fast services to London Liverpool Street. The city centre enjoys a number of restaurants, bars, cinemas and a wide variety of retail outlets, including John Lewis department store, located in the recently constructed Bond Street quarter.

SITTING ROOM 21'7" x 10'7" (6.59 x 3.25)



Composite entrance door to sitting room. Feature ornamental fireplace with useful storage cupboards and display shelving to recesses either side, two radiators, laminate flooring, two built in storage cupboards, five wall lights, two ceiling roses, ornamental shelving with open aspect to kitchen/diner, upvc double glazed window to front, cottage style door with wrought iron fittings providing access to stairs to first floor and doorway to kitchen/diner.

REVERSE VIEW



KITCHEN/DINER 12'0" x 9'11" (3.66 x 3.04)



Square sink with Victorian style hot and cold mixer tap, integrated appliances to remain include a four ring ceramic hob, oven/grill with extractor hood above, microwave, Lamona dish washer, washing machine and fridge and freezer. There are plenty of worktop areas with soft close drawers and cupboards below, wine store, range of wall cupboards, tall cupboard housing the Ideal gas combination gas boiler, laminate flooring, numerous inset ceiling spot lights, radiator, partially pitched ceiling with two sky lights, upvc double glazed French doors to rear garden with windows to either side.

FURTHER VIEW



SKY LIGHTS TO VAULTED CEILING



BEDROOM ONE 13'6" x 10'3" (4.13 x 3.14)



LONG LANDING



Access to roof space, radiator, three wall lights, original doors with knob fittings to bedrooms and bathroom, stairs to ground floor with wall light over.

Radiator, ornamental cast iron fire place with grate, fitted shelving to recesses, ceiling rose, two wall lights, upvc double glazed window to front.

ADDITIONAL VIEW



BEDROOM TWO 10'9" x 7'11" (3.29 x 2.43)



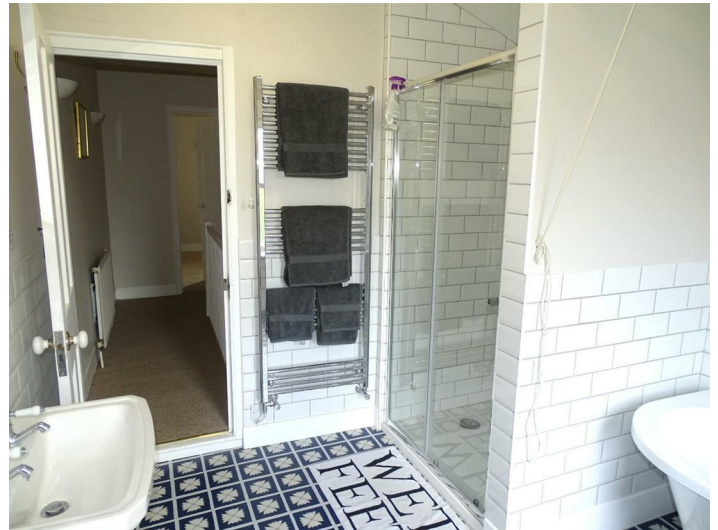
Radiator, ceiling rose, triple fitted mirrored wardrobes, wall light, upvc double glazed windows to rear.

FOUR PIECE VICTORIAN STYLE BATHROOM 9'10" x 8'7" (3 x 2.64)



White suite comprising a ball and claw tub bath with central hot and cold mixer tap and telephone handset style shower attachment, pedestal wash hand basin, low level wc, independent tiled shower unit with a circular chrome head and a hand held separate shower attachment, two ceiling lights, tasteful Victorian style wall tiling, frosted upvc double glazed window to rear.

INDEPENDENT SHOWER UNIT



FEATURE BALL AND CLAW TUB BATH



OUTSIDE

There is permit parking to the road. A side gate provides shared covered access through to the rear garden.

LONG REAR GARDEN

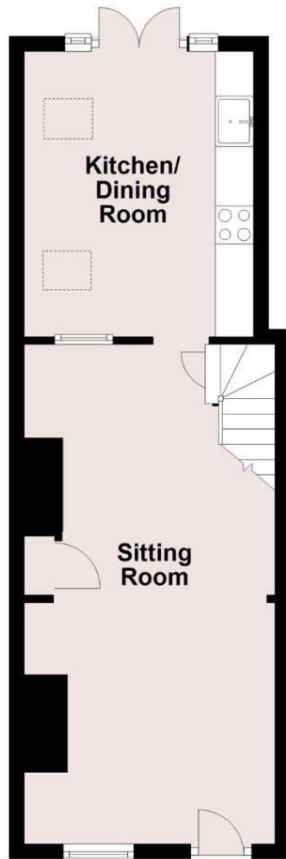


There is feature stoned bedding to the rear elevation. A concrete pathway provides right of way for neighbouring homes. The garden is lawned with a paved patio and concrete hardstanding to the lower garden area. It is enclosed for privacy by high hedgerows and fencing.

REAR ELEVATION



Ground Floor

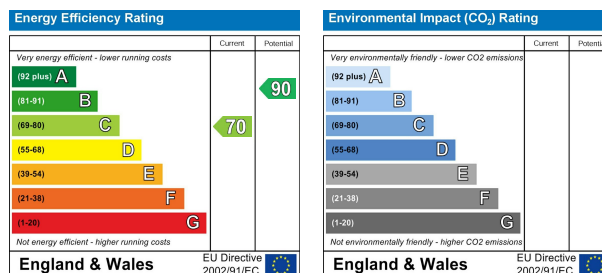


leonard gray
ESTATE AGENTS



APPROX INTERNAL FLOOR AREA
69 SQ M (750 SQ FT)
This floorplan is for illustrative purposes
only and is **NOT TO SCALE**
All measurements are approximate
NOT to be used for valuation purposes
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First Floor



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