

45 Main Road, Broomfield, Chelmsford, Essex, CM1 7BU

Council Tax Band C (Chelmsford City Council)

1 2 1

£280,000 Share of Freehold

Guide Price £280,000 - £290,000.

Bond Residential are delighted to offer for sale this two bedroom ground floor maisonette forming part of this beautiful Edwardian style building.

The property comprises an entrance hall, dual aspect living room with feature fireplace, fitted kitchen/dining room, two double bedrooms both with feature box bay windows, bathroom with modern four piece white suite.

Externally the property benefits from a hardstanding area to the front and an enclosed rear garden which has been landscaped with raised decking and artificial lawn and is accessed via a communal courtyard.

Location

Set in the popular parish of Broomfield which is situated to the North of Chelmsford, Broomfield offers a popular primary school as well as Chelmer Valley High Schools. Both of Chelmsford's highly sought after grammar schools, King Edward VI grammar school and The County High School for girls are within a bus ride from the property along Main Road, Broomfield. The parish of Broomfield offers a village like feel with its own Church and church green, two local pubs/restuarants, library, local news agents/convenience store, a football club and cricket club. Situated to the North of Chelmsford city centre, Broomfield offers a regular bus service to the city centre and mainline station.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store.

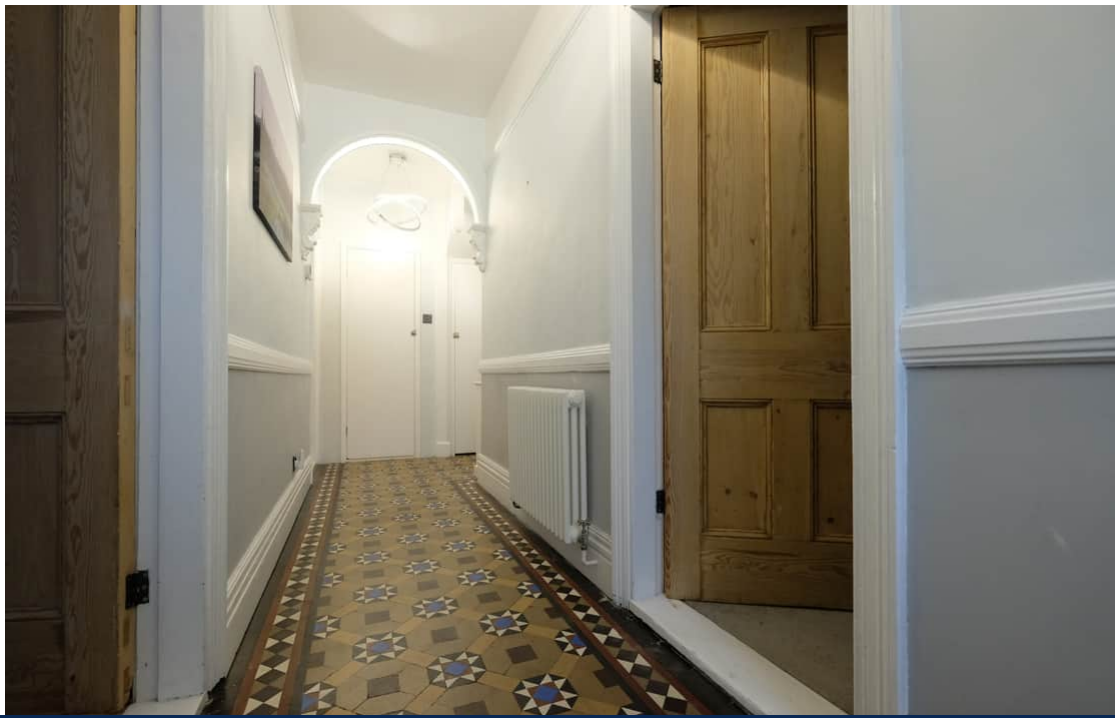
Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the newly refurbished Riverside Ice & Leisure. Chelmsford is renowned for its educational excellence and alongside the local schools, it offers two of the country's top performing grammar schools, Writtle agricultural college, Anglian Ruskin University and a selection of private schools.

- Ground Floor Maisonette
- Living Room
- Bathroom With Modern Four Piece White Suite
- Share of Freehold
- 986 Year Lease With No Ground Rent
- Two Double Bedrooms
- Kitchen/Dining Room
- West Facing Rear Garden
- No Onward Chain






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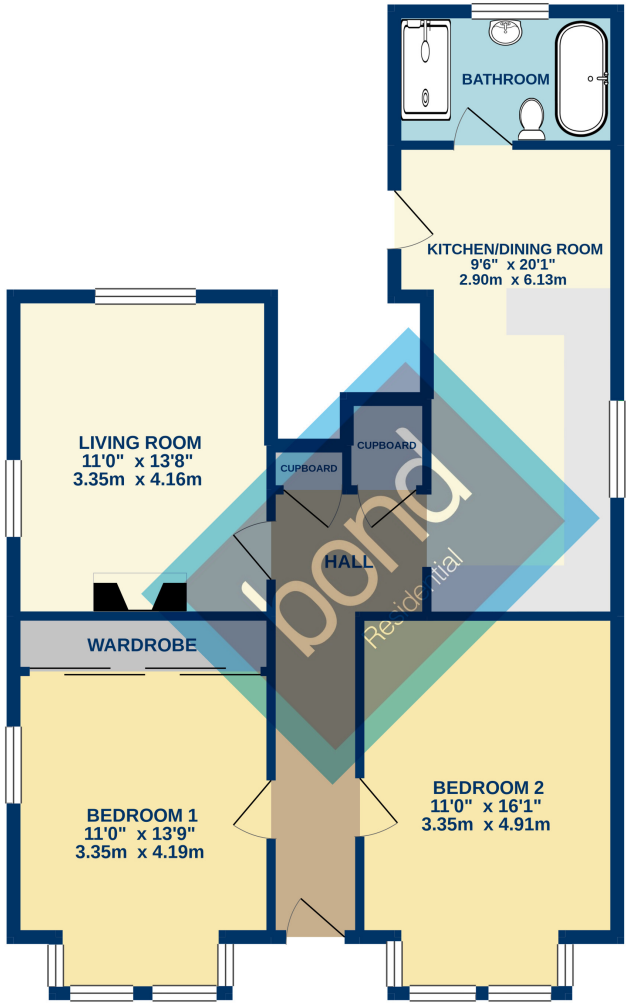

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GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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