



Pollards Green, Chelmer Village, Chelmsford, Essex, CM2 6UX

Council Tax Band B (Chelmsford City Council)



£150,000 Leasehold

Offered for sale with NO ONWARD CHAIN, this well-presented one bedroom ground floor maisonette is situated within the popular Chelmer Village area of Chelmsford and represents an excellent opportunity for first-time buyers, downsizers or investors.

The property offers approximately 530 sq ft of accommodation arranged entirely on the ground floor. An entrance hall provides access to the principal rooms together with useful built-in storage. The generous living room measures approximately 13'10" x 11'10" and provides ample space for both relaxing and entertaining, while a door offers direct access to outside.

The separate fitted kitchen measures approximately 13' x 8" and is equipped with a range of modern white units complemented by wood-effect work surfaces, tiled splashbacks and integrated cooking facilities, with further space for appliances.

The bedroom is a comfortable double room measuring approximately 11'10" x 9', while the bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC.

Further benefits include double glazing, electric heating and the convenience of ground floor living. With no onward chain and a practical layout, this maisonette should appeal to buyers looking for a manageable home in an established residential setting. Residents communal parking.

## Location

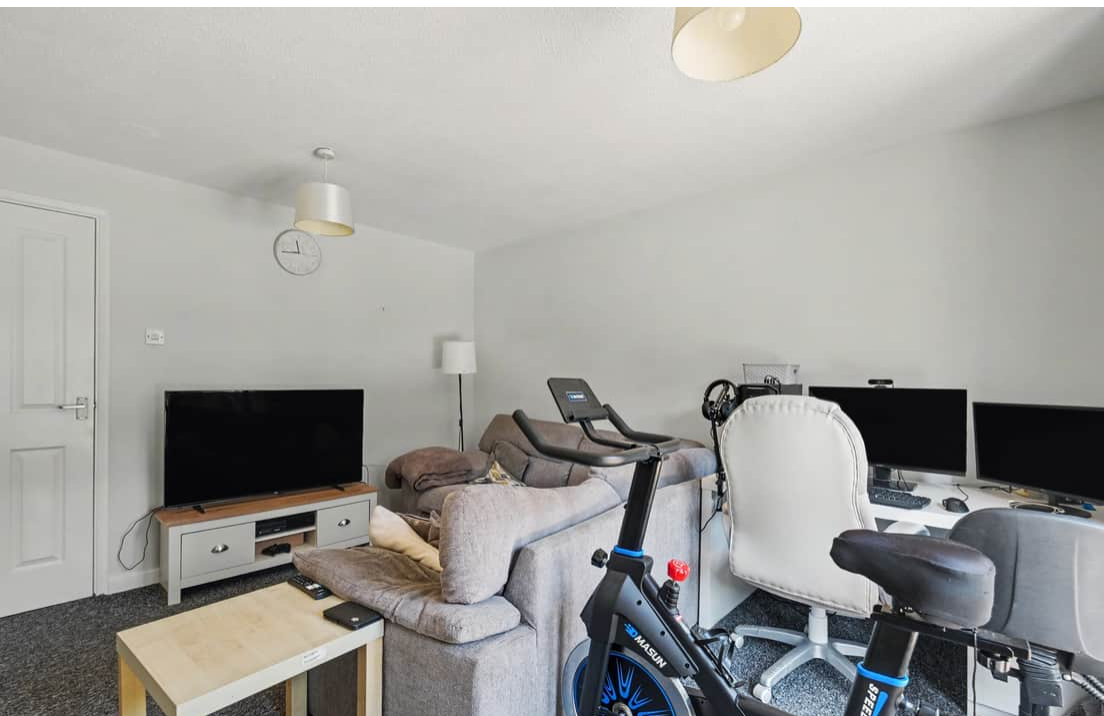
Pollards Green is situated in the Chelmer Village area of Chelmsford which is located to the east of the city centre. Chelmer Village is an extremely popular area for families due to its excellent schooling, local parks and road links. Chelmer Village offers two local primary schools, a range of local amenities including a village square with a selection of shopping facilities including Asda superstore, Chelmer Village Retail Park offers a variety of stores with a selection of well known High Street brands, there are also a selection of pubs and restaurants within the area. The River Chelmer flows along the southern and eastern edges and also forms part of the Chelmer and Blackwater Navigation and is a popular location for fishing, canoeing, dog walking and pleasure walks. There is a regular bus service which runs through Chelmer Village and provides access to the city centre.

Chelmsford city centre offers a thriving nightlife with a selection of bars and 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 refurbished Riverside Ice & Leisure, there are a selection of small parks and open areas spread throughout Chelmer Village.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 35 minutes, Chelmer Village is also conveniently located within easy access of the A12 which provide access to the M25 and M11.

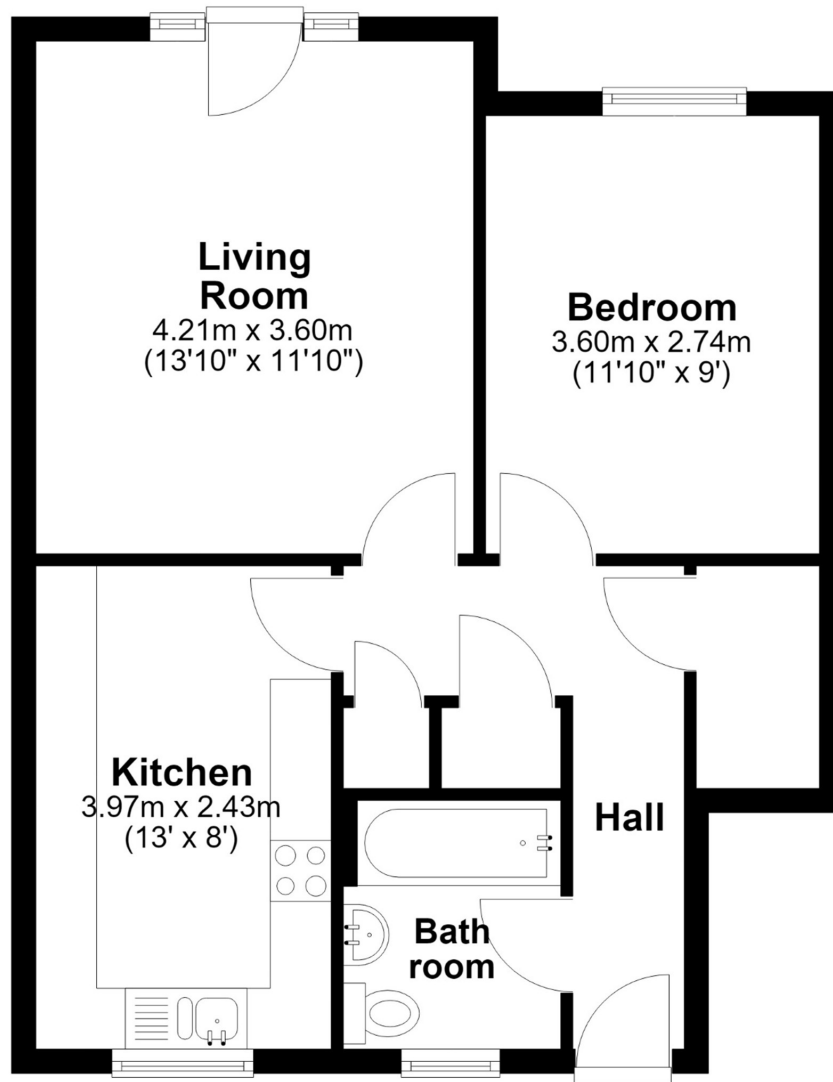
- No onward chain
- Approximately 530 sq ft of accommodation
- Separate fitted kitchen
- Bathroom with shower over bath
- Double glazing and electric heating

- One bedroom ground floor maisonette
- Spacious living room
- Double bedroom
- Useful built-in storage
- Popular Chelmer Village location close to amenities and transport links





## Ground Floor



**APPROX INTERNAL FLOOR AREA 49 SQ M (530 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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78, New London Road,  
 Chelmsford, Essex, CM2 0PD  
 Telephone: 01245 500599  
 Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)

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