

Marconi Road, Chelmsford, Essex, CM1 1QB

Council Tax Band C (Chelmsford City Council)

2 2 1

Guide price £340,000-£360,000 Freehold

** GUIDE PRICE £340,000 - £360,000 **

Situated within easy reach of Chelmsford city centre, this attractive two bedroom Victorian terraced home combines period character with well-proportioned accommodation arranged over two floors.

The property is approached via a small front garden and entrance porch, which opens directly into a comfortable sitting room. This welcoming reception space benefits from a large front window allowing plenty of natural light into the room. Beyond the sitting room is a generous dining room, which forms the heart of the home and provides ample space for a family dining table as well as additional furnishings. A striking exposed brick chimney breast adds character, while the open staircase rises to the first floor. To the rear, the fitted kitchen features a range of white gloss units with contrasting work surfaces, tiled splashbacks and space for appliances. The kitchen leads through to a useful lean-to area, which in turn provides access to the rear garden.

On the first floor are two bedrooms. The principal bedroom is a well-proportioned double room positioned to the front, while the second bedroom is also of a useful size and could equally suit a guest room, nursery or home office. Completing the first-floor accommodation is a generously sized bathroom fitted with a white suite.

Externally, the property benefits from an enclosed rear garden with areas of lawn and paving. At the far end of the garden is a substantial detached store room/outbuilding measuring approximately 2.89m x 2.87m, providing useful storage or potential for a workshop or hobby space. Marconi Road operates a residents permit parking zone with two permits available to be purchased from Chelmsford city council

Overall, this is an appealing period home offering approximately 810 sq ft of internal accommodation, together with an additional outbuilding, and is particularly well suited to buyers wanting a character property within convenient reach of the city centre and railway station.

Location

Marconi Road occupies a particularly convenient position close to the heart of Chelmsford, placing the city's wide range of shopping, dining, leisure and entertainment facilities within easy reach. Chelmsford High Street and the surrounding city centre provide an extensive choice of shops, cafés and restaurants, together with the city's established indoor and outdoor markets.

For commuters, Chelmsford railway station is conveniently accessible and provides regular Greater Anglia services to London Liverpool Street, making the area especially popular with those travelling into London. Road links also provide straightforward access towards the A12 and surrounding parts of Essex.

Despite its central setting, the area offers excellent access to green space. Admirals Park and Central Park form part of an extensive green corridor through the city, offering walking, cycling and recreational opportunities, while the nearby Marconi Ponds area provides an additional pocket of urban wildlife and open space. Chelmsford city centre remains particularly popular because it combines the convenience of shops, restaurants, leisure facilities and excellent transport links with attractive parks and riverside walks, all within a compact and highly accessible setting.

- Two bedroom Victorian terraced home
- Characterful sitting room
- Exposed brick chimney breast
- Useful rear lean-to
- Enclosed rear garden
- Convenient city centre location
- Separate dining room
- Fitted kitchen
- Generous first-floor bathroom
- Detached store room/outbuilding






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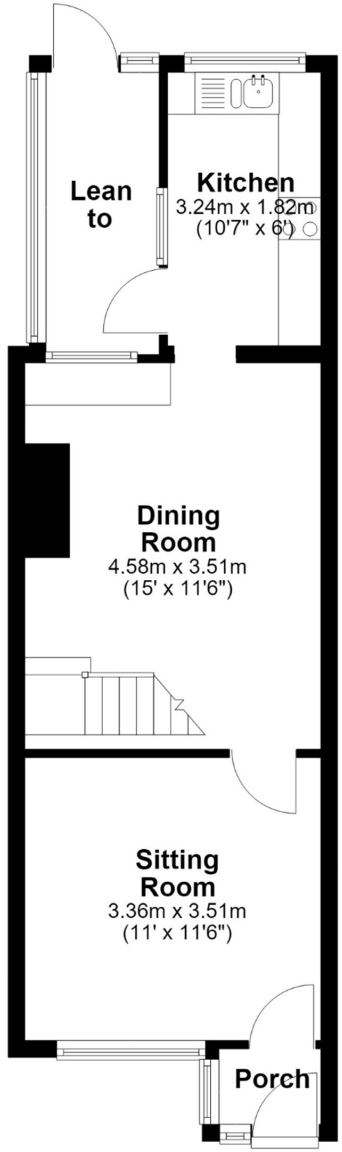




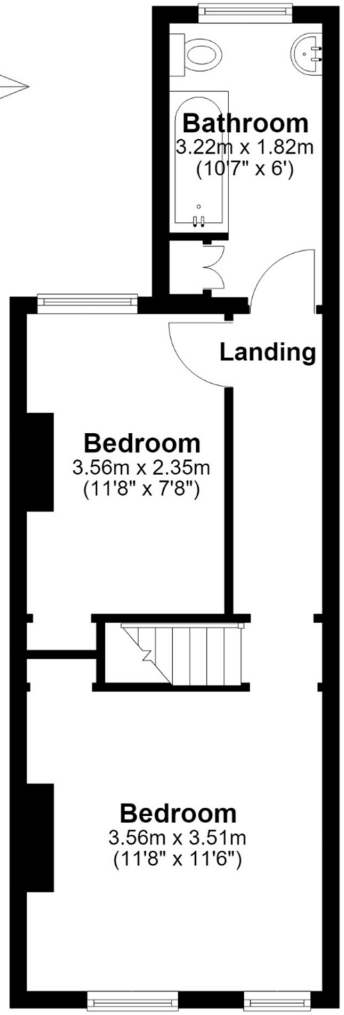
Outbuilding



Ground Floor



First Floor



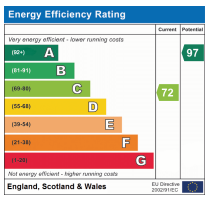


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Residential

APPROX INTERNAL FLOOR AREA
75 SQ M (810 SQ FT)
OUTBUILDING 8 SQ M (80 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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