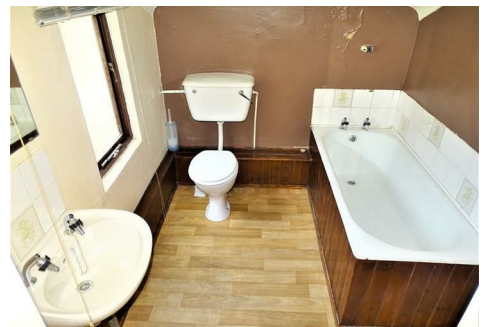




5 Townfield Street, Chelmsford, CM1 1QJ

£255,000

**\*\* NO ONWARD CHAIN - THE PROPERTY DOES REQUIRE MODERNISATION \*\*** A Victorian TWO BEDROOM terraced home situated EXTREMELY close to the mainline railway station to London and the city centre. The accommodation is as follows. Ground floor: SITTING ROOM, DINING ROOM, KITCHEN. First floor: TWO BEDROOMS AND BATHROOM (bathroom is off the 2nd bedroom). There is a long narrow rear garden, night storage heating and permit parking to the road.

#### LOCALITY INFORMATION

The property is located very close to the city centre and the mainline railway station to London Liverpool Street, journey time around 35 minutes. There are an excellent range of shopping facilities, including the Bond Street Quarter and John Lewis store, recreational facilities, bars and restaurants and two cinemas in the city centre. Outstanding schools in close proximity include the King Edward Grammar and Girls County High.

#### ACCOMMODATION COMPRISES

Part glazed entrance door to sitting room.

#### SITTING ROOM 11'5" x 10'10" (3.49 x 3.32)



Feature cast iron tiled fireplace, night storage heater, leaded light window to front, door to dining room.

#### FURTHER VIEW



#### DINING ROOM 9'1" x 8'10" (2.79 x 2.71)



Night storage heater, sash window to rear, stairs to first floor with deep storage cupboard below, doorway to kitchen.

#### KITCHEN 11'0" x 5'11" (3.36 x 1.82)



Range of worktops with drawers and cupboards below, wall cabinet, dual aspect windows, part glazed door to rear garden.

#### LANDING

Night storage heater, access to roof space.

### BEDROOM ONE 11'5" x 10'10" (3.50 x 3.32)



Leaded light window to front, built in cupboard.

### BEDROOM TWO 9'1" x 8'11" (2.78 x 2.74)



Sash window to rear, airing cupboard, door and steps down to bathroom.

### BATHROOM



Panelled bath, low level wc, wash hand basin, frosted window.

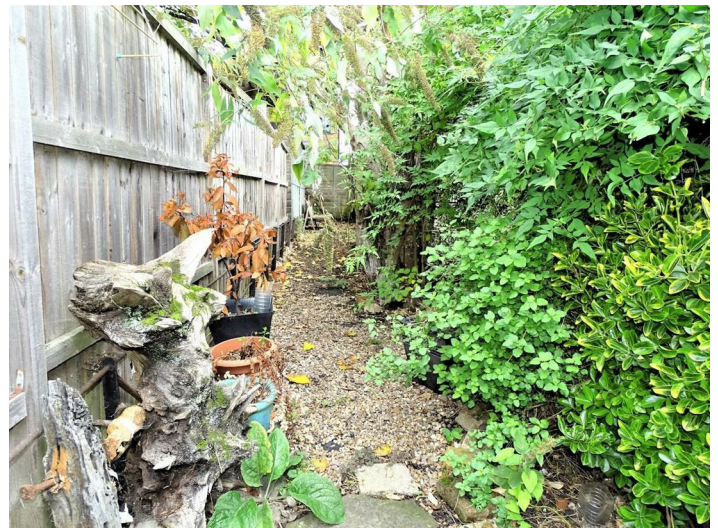
### OUTSIDE

There is a small front garden enclosed by fencing.

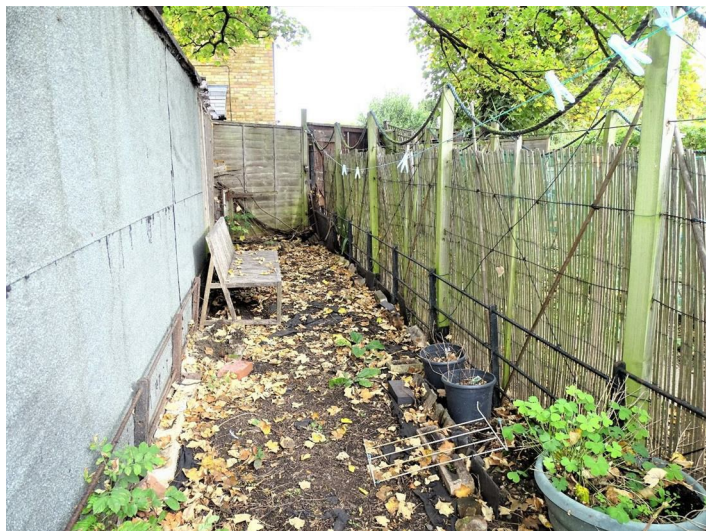
### PERMIT PARKING

There is permit parking to the road.

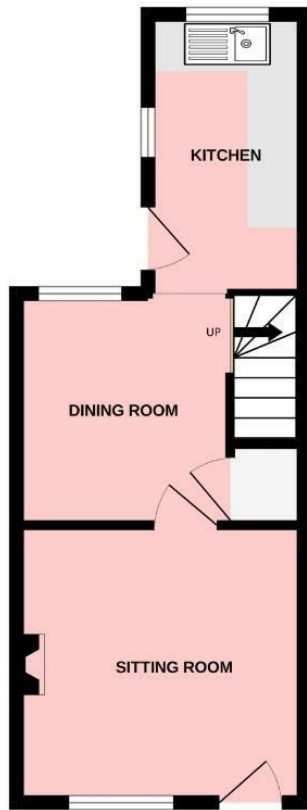
### LONG NARROW REAR GARDEN



### LOWER GARDEN AREA



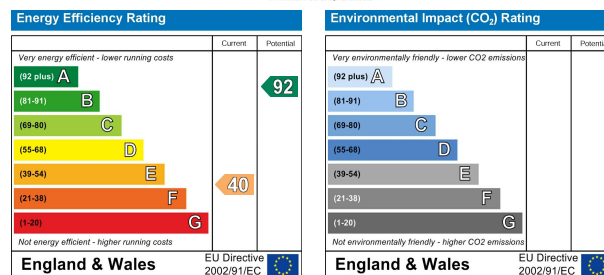
GROUND FLOOR



1ST FLOOR



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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