



## 30C Orchard Street

Old Moulsham, Chelmsford, CM2 0HD

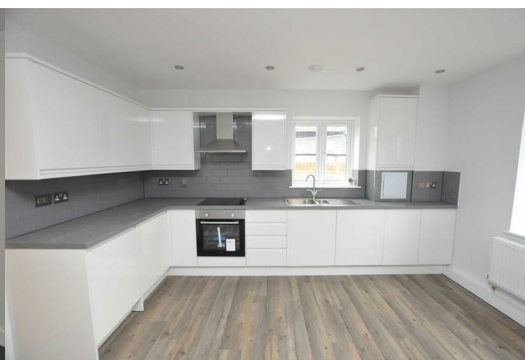
£1,350 PCM



Nestled around the back of Moulsham Street, in Orchard Street is this charming ground floor maisonette. This property features a modern bathroom & kitchen with the standout features of a private front door and the shared garden.

The property includes parking for one car, adding to the convenience of city living. Located close to the city centre, residents will benefit from easy access to a variety of shops, restaurants, and local amenities.

Please call 01245 266088 or email [property@elwelltaylor.co.uk](mailto:property@elwelltaylor.co.uk) to arrange a viewing.



ENTRANCE

Private front door, laminate floor, radiator, storage cupboard.

LOUNGE

Large living space, with laminate flooring, windows to rear and radiator.

KITCHEN 17'04" x 13'07" (5.28 x 4.14)

Selection of wall & base units with integrated electric oven. hob & extractor fan, integrated fridge/freezer & washing machine. Laminate wood effect flooring, windows to front. Down lights to kitchen area. Radiator x 2.

BEDROOM 12'11" x 10'07" (3.94 x 3.23)

Double sized bedroom with window to rear, radiator. Built in wardrobe. Carpet to floor.

BATHROOM

3 piece white suite comprising a paneled bath with shower & screen, WC & wash basin inset to vanity unit. Down lights and laminate floor. Obscure window to front. Chrome heated towel rail.

EXTERNAL

The property benefits from a good sized garden (shared with 30b) with shed.  
Also comes with a parking space outside the front of the building.

INFORMATION

Holding Fee: £311.00

Deposit: £1557.00

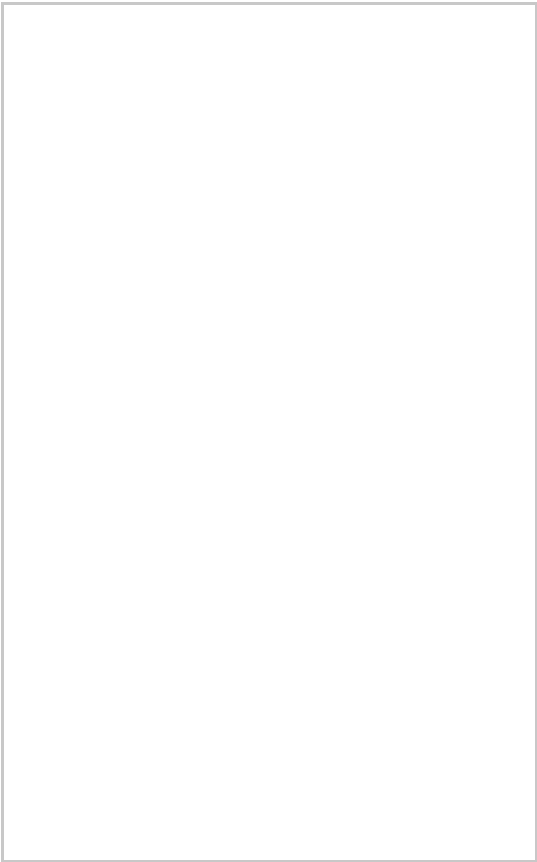
Available: Early July 2025

Applicants must be able to show an annual income of £41, 000 or more.  
No Pets.

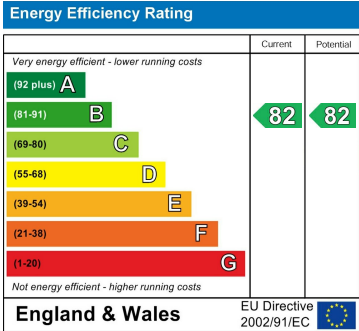
Area Map



Floor Plans



Energy Efficiency Graph



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