



35 Lucas Avenue

Moulsham Lodge, Chelmsford, CM2 9JL

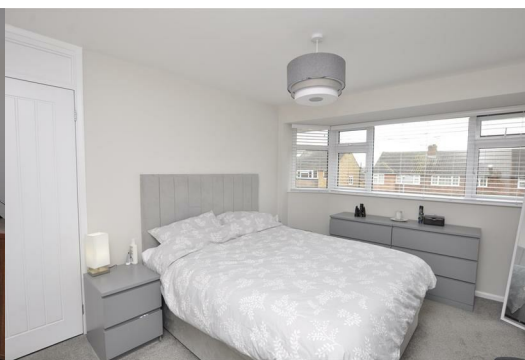
Offers In The Region Of £400,000



End of Terraced House with Garden, Parking & Garage in the popular Moulsham Lodge location in Chelmsford.

This attractive three-bedroom end of terraced house offers a comfortable and convenient lifestyle in this sought-after location. The property boasts a welcoming through lounge and a conservatory a well-equipped kitchen, and three good-sized bedrooms.

Outside, a rear garden provides space for relaxation, while a driveway ensures ample off-street parking. Situated in the desirable Moulsham area, you'll find highly-regarded schools, local shops and green spaces.



HALLWAY

Tiled floor, storage cupboard, under stairs cupboard. Stairs to first floor.

LOUNGE AREA 11 x 10'10 plus bay (3.35m x 3.30m plus bay)
Bay window to the front aspect, carpet to floor, radiator.
Decorative fire place. Open to:

DINING AREA 9' x 9'10 (2.74m x 3.00m)
Carpet to floor, radiator and door to conservatory.

CONSERVATORY
Carpet to floor, door to garden, wall mounted electric heater.

KITCHEN 9'9 x 7'7 (2.97m x 2.31m)
Selection of base and eye level units in grey with intergrated oven and hob. Tiled floor, window and door to garden.

LANDING
Carpet to stair with loft access - boiler is located in the loft this was newly fitted 5 years ago.

BEDROOM 1 12'11 x 10'3 (3.94m x 3.12m)
Bay window to front, carpet and radiator.

BEDROOM 2 9'10 x 10'2 (3.00m x 3.10m)
Carpet to floor, window to rear aspect. Radiator.

BEDROOM 3 7'9 x 6'5 (2.36m x 1.96m)
Carpet to floor, window to front, radiator.

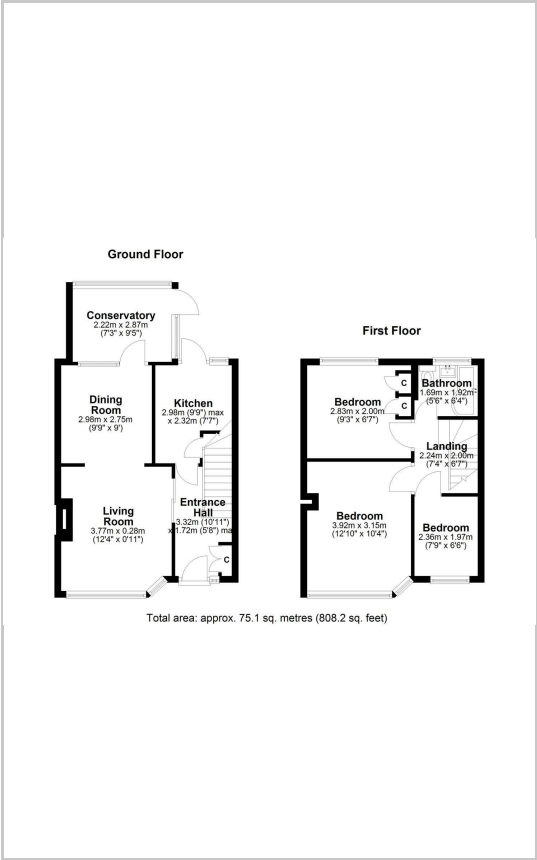
BATHROOM
White suite comprising bath with shower over and screen.
Low level w.c. Washbasin. Tiled floor. Window to rear.

EXTERNAL
Garden laid to lawn with a patio and a garage.
Off street parking

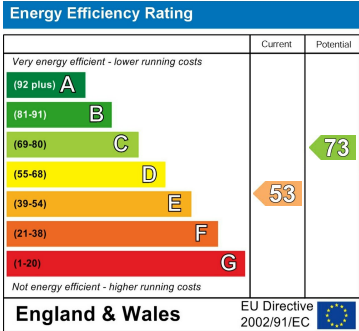
Area Map



Floor Plans



Energy Efficiency Graph



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