



## Moulsham Drive

Chelmsford, CM2 9PX

**£495,000**

Freehold  
Tax Band: D



Situated in this PRIME LOCATION close to the City Centre and offered with NO ONWARD CHAIN is this semi detached home with an IMPRESSIVE 100' REAR GARDEN and excellent POTENTIAL TO EXTEND/REMODEL (STP). Currently offering an entrance hall, lounge, SEPARATE DINING ROOM & CONSERVATORY, re-fitted kitchen, THREE GOOD SIZED BEDROOMS, family bathroom, driveway parking and a detached GARAGE/WORKSHOP. Located in the sought after location of OLD MOULSHAM... just a short walk to Chelmsford City centre & station.



# Moulsham Drive, Chelmsford, CM2 9PX

## Ground Floor:

### Entrance Hall:

Entrance door to front, doors to lounge, dining room, kitchen, cupboards, stairs to first floor.

### Lounge:

13' x 12' (3.96m x 3.66m)

Double glazed bay window to front, feature fireplace, radiator.

### Dining Room:

12'6" x 10'6" (3.81m x 3.20m)

French doors to conservatory, fireplace, radiator, wood flooring.

### Kitchen:

9'4" x 7' (2.84m x 2.13m)

Double glazed window to rear, obscure double glazed window to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for cooker, fridge freezer, washing machine, tiled walls and flooring, door to conservatory.

### Conservatory:

9' x 8'4" (2.74m x 2.54m)

Double glazed roof, double glazed french doors to rear, double glazed door to side, double glazed windows to rear and side.

## First Floor:

### Landing:

Obscure double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access.

### Bedroom One:

12'6" x 10'9" (3.81m x 3.28m)

Double glazed window to rear, fitted wardrobes, airing cupboard.

### Bedroom Two:

10'11" x 10'7" (3.33m x 3.23m)

Double glazed window to front.

### Bedroom Three:

7'4" x 6'11" (2.24m x 2.11m)

Double glazed window to front.

### Family Bathroom:

6'4" x 5'7" (1.93m x 1.70m)

Obscure double glazed window to rear, panel bath, vanity hand wash basin, low level W/C, tiled walls.

## Exterior:

### Rear Garden & Garage:

Paved patio to immediate rear, gated access to front drive, door to garage and shed, path to rear, mature shrubs and trees, rest laid to lawn.

### Frontage & Driveway:

Paved driveway parking and path to front door, rest laid to shrubbery area.

## Agent Notes:

Council Tax Band: D



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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