

# HOME



**Old Moulsham**  
**Guide Price £525,000**  
**3-bed semi detached house**

## St Johns Road

This older style semi detached home is located in the sought after Old Moulsham area within walking distance of the City and railway station. Inside, there is an entrance hall, two reception rooms, modern kitchen, three bedrooms and a bathroom. Outside, there are front and rear gardens and a driveway and garage to rear accessed off of Burns Crescent. Other benefits for this home include a gas fired central heating system by radiators, uPVC double glazed windows and offering great potential to extend and convert the loft space like many others have already done in the road and surround area.

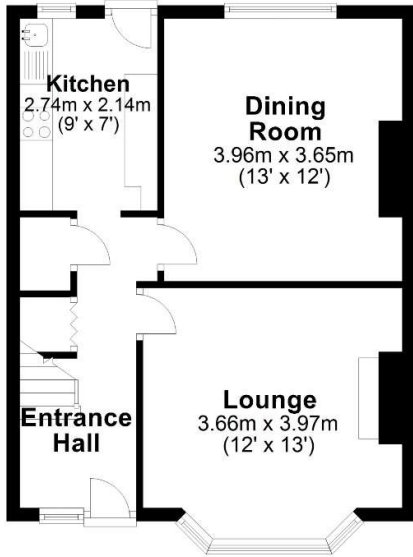
St Johns Road is located in the heart of the sought after Old Moulsham area conveniently positioned just a short walk from Chelmsford's bustling High Street which offers a wide range of places to eat, drink and shop. The railway station is also just a short walk away which has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes making the area a popular place to live for commuters. Moulsham Street is located at start of the road which is a very popular alternative place to eat and drink with various independent restaurants and traditional public houses.

**Old Moulsham**  
**88 Moulsham Street**  
**Essex CM2 0JF**

**Sales**  
01245 344 644  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

### Ground Floor

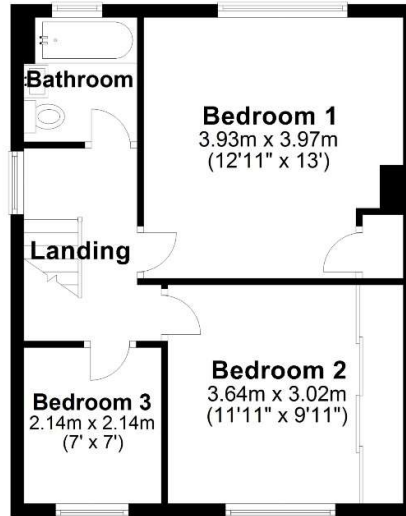


APPROX INTERNAL FLOOR AREA  
44 SQ M 476 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
87 SQ M 941 SQ FT  
This plan is for layout guidance only and is  
**NOT TO SCALE**

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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### First Floor



APPROX INTERNAL FLOOR AREA  
43 SQ M 465 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
87 SQ M 941 SQ FT

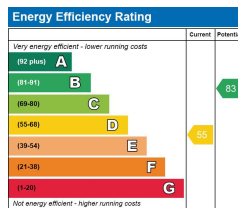
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### Features

- Garage & driveway to rear
- Older style semi-detached
- Two spacious reception rooms
- Good potential to extend (STPP)
- Gas fired central heating by radiators
- uPVC double glazed windows
- Near by sought after schools
- Walking distance of the High Street & railway station
- Trains to Stratford from 31 mins & Liverpool Street from 36 mins
- Early viewing advised

### EPC Rating



### The Nitty Gritty

Tenure: Freehold

Council Tax: The Council tax for this property is band C with an annual amount of £1,852.88.

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Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

