

HOME



Old Moulsham
Guide Price £450,000
2-bed terrace house with useful
loft space

Manor Road

This beautiful Victorian terrace home is being offered for sale with no onward chain and is positioned within the sought after Old Moulsham area, in the heart of Chelmsford. Internally, there is a wealth of original charm, character and features from high ceilings, fireplaces and sash windows to name a few. There is an entrance hall, lounge with bay window, dining area, kitchen, two double bedrooms and a first floor bathroom off of the landing. The loft has been boarded and has power and lighting connected making a useful additional space with a fixed pull down ladder. Outside, there is an established garden and on road permit parking for residents.

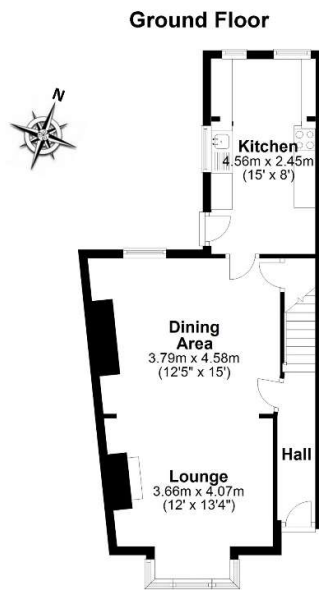
Manor Road is within a 10 minute (0.4 mi) walk of the Chelmsford High Street with John Lewis and a vast array of shops, bars and restaurants. Various recreational facilities include parks and public open spaces such as Oaklands House which is set in a landscaped 12-acre park with a rose garden, sports pitches and tennis courts. Nearby Moulsham Street has a range of quirky, independent places to eat, drink and shop.

Old Moulsham
88 Moulsham Street
Essex CM2 0JF

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

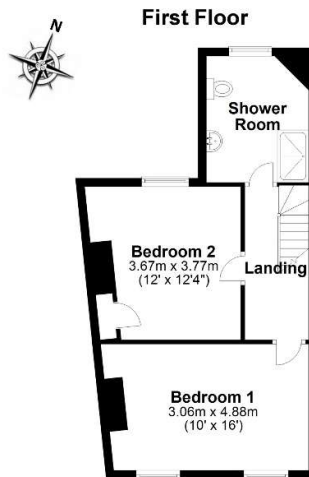
thehomepartnership.co.uk

Floor Plans



APPROX INTERNAL FLOOR AREA
46 SQ M 498 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
88 SQ M 946 SQ FT
Excluding Boarded Loft Space
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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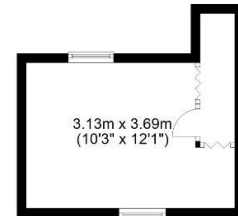


APPROX INTERNAL FLOOR AREA
42 SQ M 449 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
88 SQ M 946 SQ FT
Excluding Boarded Loft Space
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Boarded Loft Space



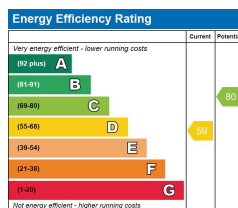
APPROX INTERNAL FLOOR AREA
15 SQ M 162 SQ FT
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Features

- No onward chain
- Victorian charm & original features
- Lounge with bay window
- Dining area
- Two double bedrooms
- Useful boarded loft space
- Walking distance of the High Street & railway station
- Trains to Stratford from 31 minutes & Liverpool Street from 36 minutes
- Near by sought after schools

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.

