



**Roman Road, Old Moulsham**  
Guide Price £325,000  
2-bed terrace house

**HOME**





**EPC**  
C



**Council Band**  
C (£1,852.88)

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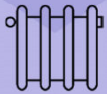


**Bedrooms**  
2



**Bathrooms**  
1

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**Heating**  
Gas central  
heating



**Parking**  
Permit  
parking

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**Outside Space**  
Garden with  
home office



**Tenure**  
Freehold

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## Roman Road

This much improved two bedroom period home has lovingly been modernised and remodelled during the sellers ownership including refitting the kitchen and bathroom and adding bespoke fitted wardrobes to bedroom 1.

Inside, there is a bright and airy lounge/diner with the stairs leading to the first floor, the kitchen has an integrated washer/dryer and a built in oven, hob and extractor.

On the first floor, there are two bedrooms and the bathroom is located directly off of the landing that has a contemporary white four piece suite.

Outside, there is on road permit parking available for residents and visitors and a modern home office in the garden which has power making a great space to work from home or break away from the main house.



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### Features

- Walking distance of the railway station
- Trains to London Stratford from 31 minutes & Liverpool Street from 36 minutes
- Bright and airy lounge/diner
- Modern kitchen
- Two bedrooms
- Four piece bathroom
- Plenty of period charm & character
- Garden with a modern home office
- On road permit parking for residents
- Must be viewed!

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### Location

The sought after area of Old Moulsham, with the property being located in the no-through part of Vicarage Road with direct pedestrian access into Oaklands Park & Museum.

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### Niceties

Moulsham Street is positioned at the start of the road with a number of independent eateries and several traditional public houses with a choice of real ales and hot food.

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### Travel

Walking distance of the railway & bus station. Chelmsford station has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes.

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### Schools

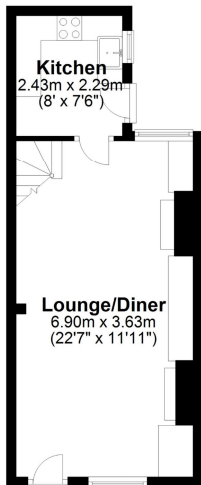
There are numerous schools within walking distance from the property, including Moulsham Infant, Junior & High School which all have an Ofsted rating of Good (correct at time of print).

## Floor Plans

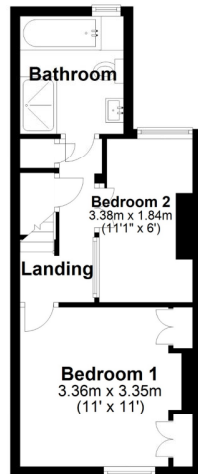
## EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

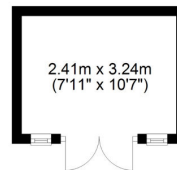
### Ground Floor



### First Floor



### Garden Cabin



TOTAL APPROX INTERNAL FLOOR AREA  
8 SQ M 84 SQ FT

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## The Nitty Gritty

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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.

**Old Moulsham**  
Essex  
CM2 0JF

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

thhomepartnership.co.uk

APPROX INTERNAL FLOOR AREA  
30 SQ M 321 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
60 SQ M 642 SQ FT

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