

# HOME



**Old Moulsham**  
**£425,000**  
**2-bed end terraced house**

## Lower Anchor Street

This beautiful period home is being offered sale in excellent condition throughout boasting an impressive 916 SQFT of internal bright and airy living space. Upon entering this home you are instantly aware it's bigger than others within the area, there is a through lounge/diner, a kitchen with integrated dishwasher and washing machine, two double bedrooms and a first floor bathroom located off of the landing. Outside, there is on road permit parking for residents to front and a south-west facing courtyard style garden to rear. Other benefits for this home include being situated within a short walk of the railway station through Central Park and still boasting plenty of original charm and features throughout.

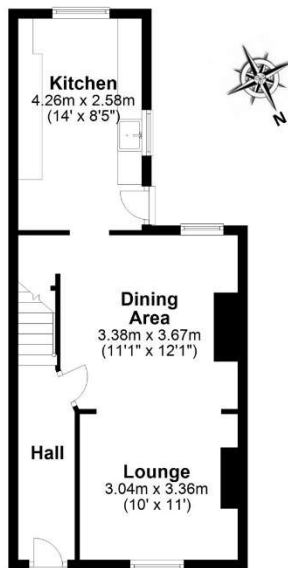
Lower Anchor Street is situated within the heart of the City, just a short walk from Chelmsford railway station and High Street. The Railway Station and High Street can be accessed on foot through Central Park which situated at the bottom of the road. Chelmsford station has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. The High Street has an extensive selection of places to eat, drink and socialise around the City. With further access to High Chelmer, The Meadows and Bond Street where you will find the well-known retailer John Lewis. Moulsham Street is a great alternative to visit with a number of independent eateries and several traditional public houses with a choice of real ales and hot food.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370

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

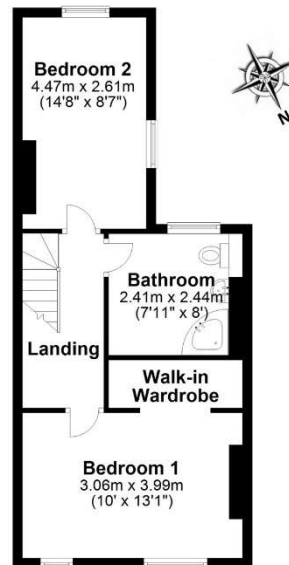
Ground Floor



APPROX INTERNAL FLOOR AREA  
43 SQ M 459 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
86 SQ M 916 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,  
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First Floor



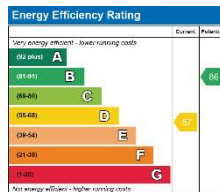
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Features

- A Spacious 924 SQFT
- Plenty of charm & character
- Walking distance of the High Street & railway station
- Trains to London Stratford from 31 minutes & Liverpool Street from 36 minutes
- Modern kitchen
- Two double bedrooms
- Spacious first floor bathroom
- On road permit parking for residents
- A stones throw from Central Park
- Must be viewed!

EPC Rating



The Nitty Gritty

Band C is the Council Tax band for this property and the annual council tax bill is £1,852.88.

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

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.

