



**Grove Road, Old Moulsham**  
Guide Price £450,000  
3-bed terrace house

# HOME





**EPC**  
D



**Council Tax**  
**Band C**  
(£1,852.88)

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**Bedrooms**  
3



**Bathrooms**  
2

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**Heating**  
Gas central  
heating



**Parking**  
Permit  
parking

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**Outside Space**  
Courtyard garden



**Tenure**  
Freehold

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# Grove Road

This stunning period home has been wonderfully remodelled and refurbished during the sellers' ownership, perfect for those buyers with a love for interior and design-led homes.

Inside, there is an entrance hall, lounge, separate dining room, open plan kitchen with a high-specification incorporating pull out internal drawers within the units and a very useful pull out larder cupboard.

There are three double bedrooms and an en suite shower room to bedroom 1 and a further shower room on the ground floor.

Outside, there is on road permit parking for residents and a tranquil courtyard garden to rear. Other features for this home include under floor heating to the ground floor, many original features and being located within this community minded area within the City centre.



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## Features

- Stunning throughout
- Lounge & separate dining room
- Open plan kitchen
- Under floor heating to the ground floor
- Ground & first floor shower rooms
- En-suite shower room to bedroom 1
- Walking distance of the railway station & high Street
- Courtyard garden
- Must be viewed!

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## Location

Grove Road is situated in the sought after area of Old Moulsham. The area is conveniently positioned within walking distance of the High Street and station.

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## Niceties

The High Street has an extensive selection of places to eat, drink and socialise, with further access to High Chelmer, The Meadows and Bond Street where you will find the well-known retailer John Lewis.

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## Travel

Situated within walking distance of the railway station where you can catch a train to London Stratford from 31 minutes and Liverpool Street from 36 minutes.

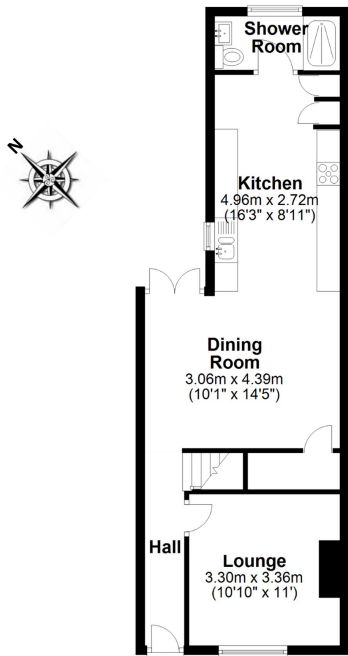
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## Schools

There are many sought after schools located within walking distance, including Oaklands Infant School and Moulsham primary & secondary school.

Floor Plans

Ground Floor



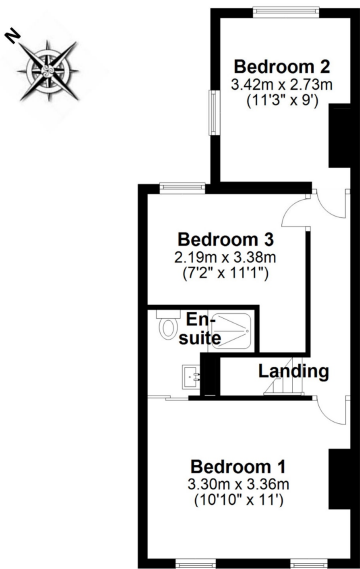
APPROX INTERNAL FLOOR AREA  
49 SQ M 528 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
91 SQ M 984 SQ FT  
This plan is for layout guidance only and is  
**NOT TO SCALE**

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



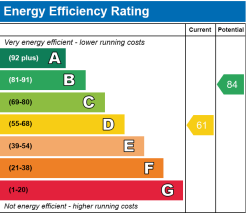
APPROX INTERNAL FLOOR AREA  
42 SQ M 456 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
91 SQ M 984 SQ FT  
This plan is for layout guidance only and is  
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EPC Rating



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.

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