

# HOME



## Old Moulsham Guide Price £700,000 3-bed detached house

## Bouverie Road

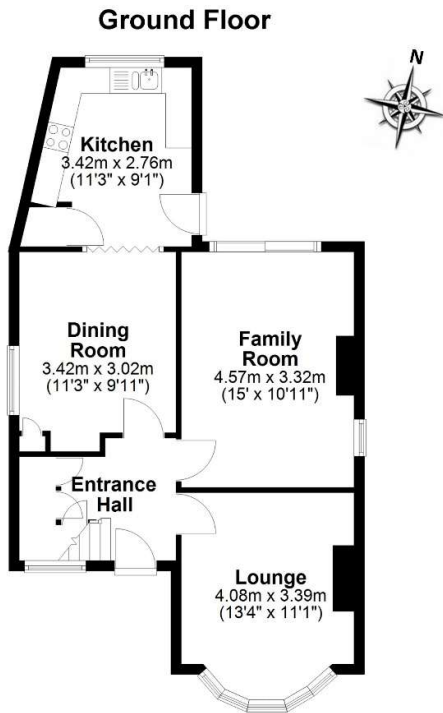
This older style detached home is being offered for sale with no onward chain and is situated in the sought after Old Moulsham area. Inside, there is an entrance hall, lounge with a bay window two further separate reception rooms, kitchen, three bedrooms and a first floor bathroom. Outside, there is a useful garage/workshop and large garden to rear. The property does require modernisation offering buyers fantastic scope to extend further (STPP) or simply refurbish the current footprint. There is still plenty of original charm and character within. A closing date for offers has been set for Wednesday 30 April no later than 10am.

Bouverie Road is situated in the sought after area of Old Moulsham within the City centre itself. The area is conveniently positioned within walking distance of the High Street and railway station. 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, 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 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 and is located just a stones throw from this home.

Old Moulsham  
88 Moulsham Street  
Essex CM2 0JF

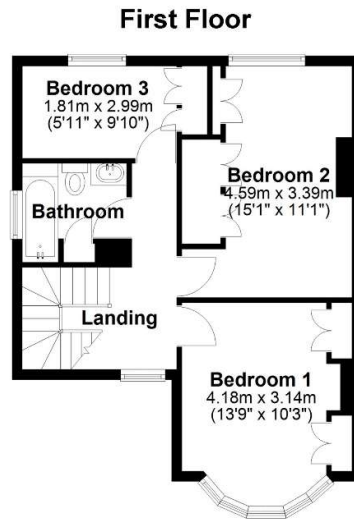
[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

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



APPROX INTERNAL FLOOR AREA  
56 SQ M 608 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
102 SQ M 1104 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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APPROX INTERNAL FLOOR AREA  
46 SQ M 496 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
102 SQ M 1104 SQ FT

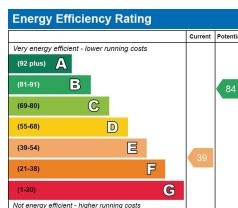
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### Features

- No onward chain
- Three reception rooms
- Three bedrooms
- First floor bathroom
- In need of modernisation
- Large garden
- Walking distance of the High Street & railway station
- Near by sought after schools
- Good access to the A12 & A414
- Closing date for offers Wed 30 April

### EPC Rating



### The Nitty Gritty

Tenure: Freehold

Council Tax: Band E is the council tax band for this property with an annual amount of £2,547.71.

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.