

HOME



Old Moulsham
Guide Price £800,000
5-bed detached house

Rothesay Avenue

This stunning Victorian detached house is located in the highly sought-after Old Moulsham area in the heart of Chelmsford. Set over three floors, this home boasts a two storey extension to rear creating a spacious open plan kitchen/family room perfect for entertaining guests or relaxing with family. There are five bedrooms, offering plenty of space for a growing family or for guests to stay over. Located near excellent schools, this property is ideal for families also looking to be part of a truly wonderful community. The home also benefits from a charming exterior with a traditional Victorian design, adding to its overall appeal.

Rothesay Avenue is a highly sought after road located within the popular Old Moulsham area of the the City. 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.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

thehomepartnership.co.uk

Floor Plans

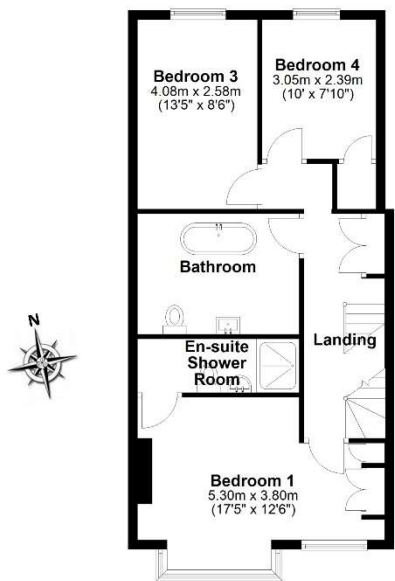
Ground Floor



APPROX INTERNAL FLOOR AREA
59 SQ M 634 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
149 SQ M 1606 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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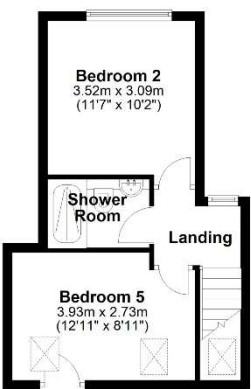
First Floor



APPROX INTERNAL FLOOR AREA
60 SQ M 649 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
149 SQ M 1606 SQ FT
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Second Floor



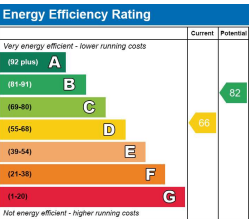
APPROX INTERNAL FLOOR AREA
38 SQ M 411 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
149 SQ M 1606 SQ FT
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Features

- 1,606 SQ FT Victorian detached
- Ground floor cloakroom
- Separate lounge
- Open plan kitchen/diner/family room
- Five bedrooms
- Three bath/shower rooms
- Near by sought after schools
- Walking distance of the railway station
- Good access to the A12 & A414
- Complete chain of onward sales

EPC Rating



The Nitty Gritty

Tenure: Freehold

Council Tax: Band E is the council tax band for this property with an annual amount of £2,649.57.

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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.

