

# HOME



**Old Moulsham**  
**Guide Price £375,000**  
**2-bed end terrace house**

## Upper Bridge Road

This charming older style end-terraced house is believed to date back to 1904, stacked full of original character features as well as being located in the heart of the City centre just a stones throw of the railway station. Inside, there is a lounge perfect for entertaining or relaxing in front of the TV and a formal dining room currently used as a second cozy sitting area. There is a modern kitchen, two double bedrooms and an impressive four piece bathroom located off of the landing. Outside, there is a small front garden, on road permit parking for residents and a well kept landscaped garden to rear.

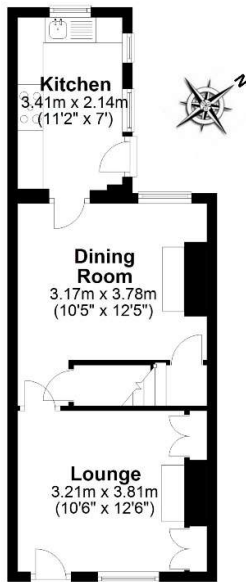
Upper Bridge Road is situated within the heart of the City, just a short walk from Chelmsford Railway Station and High Street. The Railway Station and High Street can be accessed on foot through Central Park which is situated at the bottom of Seymour Street opposite. Chelmsford station has a frequent 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 with a number of independent eateries and several traditional public houses with a choice of real ales and hot food.

**Old Moulsham**  
**88 Moulsham Street**  
**Essex CM2 0JF**

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

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

Ground Floor

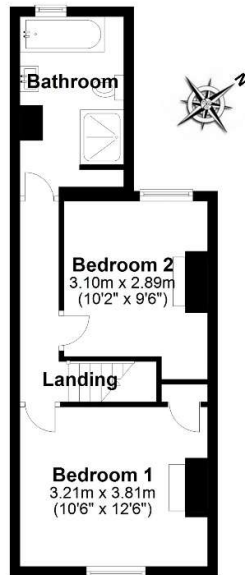


APPROX INTERNAL FLOOR AREA  
35 SQ M 374 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
70 SQ M 748 SQ FT

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  
35 SQ M 374 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
70 SQ M 748 SQ FT

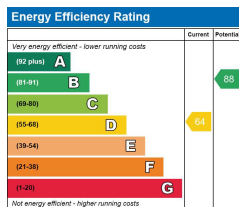
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Features

- Older style end of terrace
- Two reception rooms
- Modern kitchen
- Two double bedrooms
- Modern four piece bathroom
- Walking distance of the railway station
- Trains to London Stratford from 31 minutes & Liverpool Street from 36 minutes
- Front & rear gardens
- Ideal first time purchase

EPC Rating



The Nitty Gritty

Tenure: Freehold

Band C is the Council Tax band for this property and the annual council tax bill is £1,926.96.

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.

