



45 Ash Grove

, Chelmsford, CM2 9JT

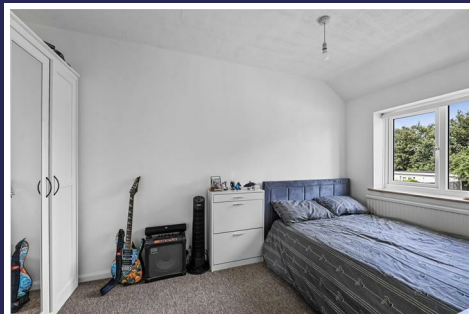
Asking price £385,000



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This three bedroom property situated within the highly sought after area of Moulsham Lodge would make the ideal family home!

Situated in a peaceful neighbourhood, this property boasts off-road parking, ensuring convenience for you and your family or guests. The well maintained garden provides a tranquil outdoor space where you can relax, entertain, or watch your children play.

To the ground floor the property has a modern white kitchen and a spacious open plan lounge diner perfect for entertaining.

With 3 bedrooms, this house offers ample space for a growing family or those who enjoy having extra room for guests or hobbies. The property's good condition means you can move in and start enjoying your new home right away!

An internal viewing is recommended to fully appreciate the accommodation on offer.

ACCOMMODATION

Entrance Hall

Shower Room

Obscure double glazed window. Fully tiled walls and flooring. Three piece white suite comprising vanity wash hand basin, shower cubicle with attachments, low level WC.

Kitchen

Modern Kitchen. Units to eye and base level. Double oven. induction hob with extractor fan over. Sink with mixer taps and drainer. plenty of storage. Access to rear garden.

Lounge/Diner

Large double glazed windows to front. Spacious.. Wooden flooring.

First floor

Bedroom One

Double glazed window to front. Good sized bedroom. Carpet. Radiator. Plenty of space for storage/ wardrobes.

Bedroom Two

Double glazed window to rear. carpet. Radiator.

Bedroom Three

Double glazed window to rear. Carpet. Radiator.

Exterior

Services

Gas- Mains

Electric- Mains

Water & drainage- Mains

Council tax- Band C Chelmsford council

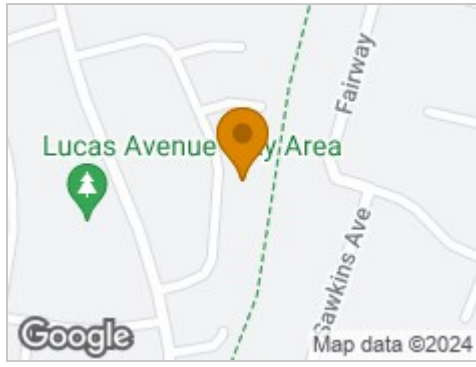
Front Garden

Driveway

Rear Garden



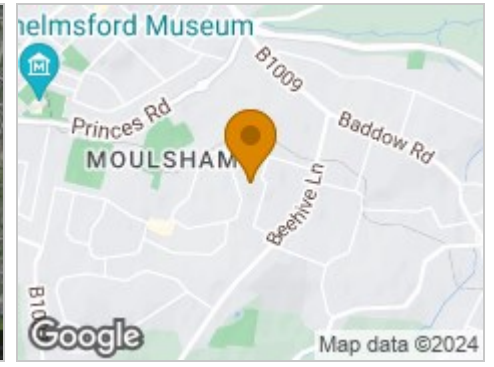
Road Map



Hybrid Map



Terrain Map



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx 31 sq m / 334 sq ft

First Floor
Approx 29 sq m / 309 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

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