



**Connells**

Lathcoates Crescent  
Chelmsford



### Property Description

Connells are delighted to offer for sale this terrace house situated within 1.5 miles of the City Centre being sold with no onward chain.

The property offers a light spacious entrance hall, lounge with an archway to the dining room and modern fitted kitchen with electric double oven and hob. To the first floor there are three bedrooms and a family bathroom with white suite. Outside the property benefits from a driveway to the front which provides off road parking and a good size rear garden with an outbuilding. This property has lots of potential to extend (subject to planning approval)

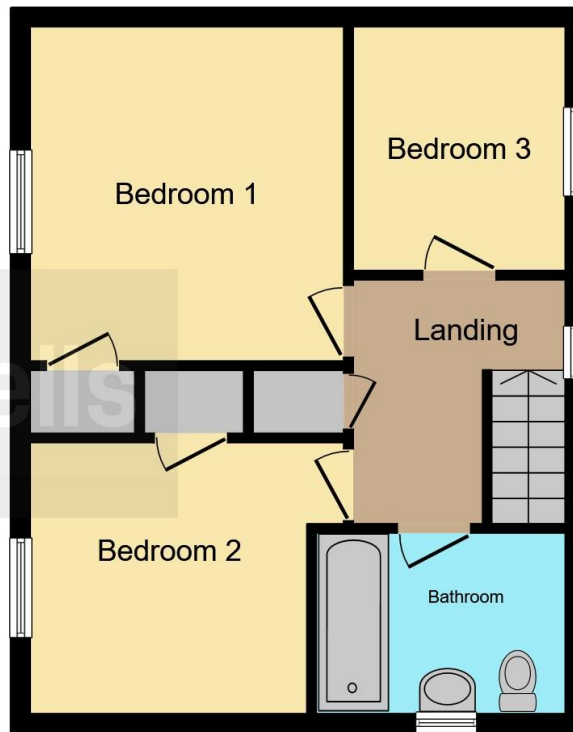
Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well-known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store.







**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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CHELMSFORD CM1 1EH

**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/CHL308305](http://connells.co.uk/Property/CHL308305)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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