

HOME



Chelmsford
Guide Price £725,000
4-bed detached house

Goodier Road

This beautifully presented modern link-detached home is nestled in a tucked away position within the City centre and just a short of the railway station. The sellers have carried out various improvements during their ownership including a wonderful bespoke kitchen that has a full range of integrated and built in high-end branded appliances, and a bathroom and en suite shower room in recent years. Inside, there is a central entrance hall with ground floor cloakroom, a bright and airy lounge, study, kitchen/dining room which has an open plan conservatory, four double bedrooms and two bath/shower rooms. Other benefits for this home include CCTV and alarm system to remain, uPVC double glazed windows, a gas fired central heating system and double garage which the sellers have created a mezzanine floor storage area.

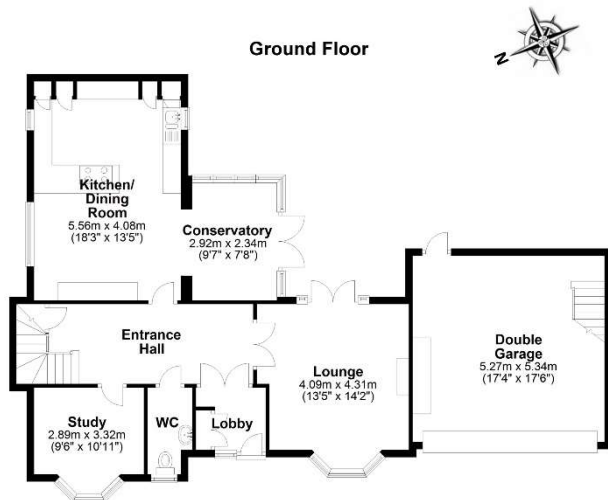
This modern development is located on the favoured Westside of Chelmsford, just 0.7 mile walk of the railway station and City centre. King Edward VI Grammar and Chelmsford County High Schools are also located within walking distance along with sought after Maltese Road primary school. Admirals Park has river walks to the sought after village of Writtle and into the City centre in the other direction through Central Park. The High Street has a range of shops, stores and places to eat and drink and connects you to Bond Street which is a hugely popular place for shoppers and home to John Lewis and an Everyman cinema. There are also a further selection of waterfront restaurants to eat and drink.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

thehomepartnership.co.uk

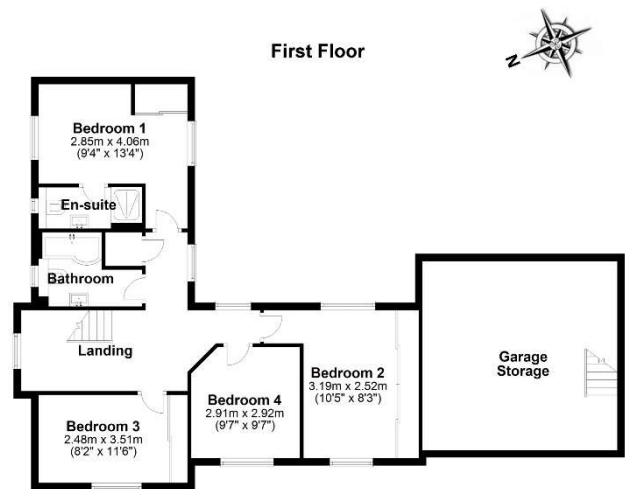
Floor Plans



APPROX INTERNAL FLOOR AREA
81 SQ M 874 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
152 SQ M 1637 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.

Copyright
HOME



APPROX INTERNAL FLOOR AREA
71 SQ M 763 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
152 SQ M 1637 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE

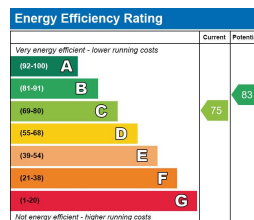
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Copyright
HOME

Features

- Show home condition throughout
- Bright & airy lounge
- Study
- High specification kitchen with an open plan dining area
- Open plan conservatory
- Four double bedrooms
- Two bath/shower rooms
- Double garage with mezzanine storage area
- Walking distance of the railway station
- Trains to London Stratford from 31 minutes & Liverpool Street from 36 minutes

EPC Rating



The Nitty Gritty

Tenure: Freehold

Band F is the Council Tax band for this property and the annual council tax bill is £2,873.52.

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.

