

# HOME



**Chelmsford**  
**Offers Over £375,000**  
**2-bed end terraced house**

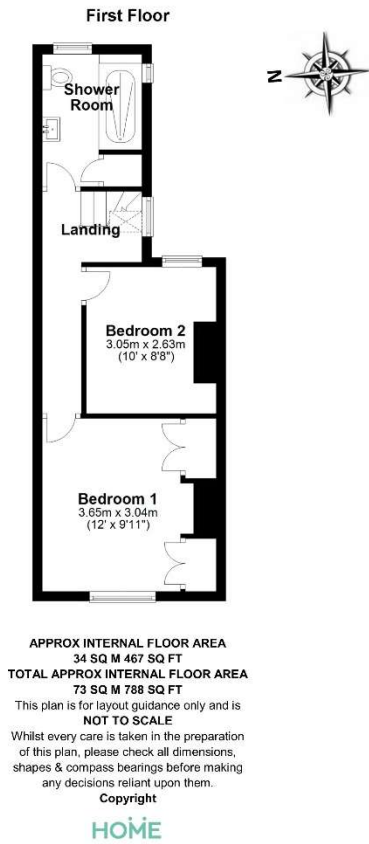
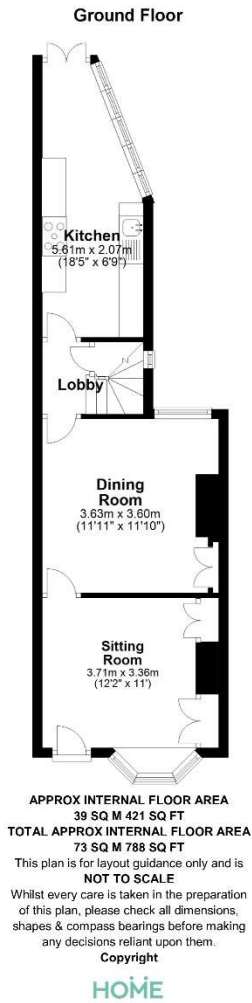
## Arbour Lane

Conveniently situated within easy access to the city centre and railway station is this well presented two bedroom end terrace property. The accommodation comprises a sitting room at the front of the property with an entrance door and a feature fireplace housing a wood burning stove. Beyond the sitting room is a separate dining room again having a feature fireplace and a door which leads to an inner lobby with a staircase to the first floor. To the rear of the property is a good size kitchen, which was re-fitted approximately one year ago and has a range of base and eye level units. The kitchen has a fitted oven, a five ring gas hob, as well as an integrated washing machine, dishwasher and fridge/freezer. Doors lead directly out onto the rear garden. Upstairs there are two double bedrooms, the bedroom to the front has a double wardrobe. In addition, there is a re fitted shower room/WC with a walk-in shower. To the rear of the property there is a decked and paved area and a side pedestrian access leading to the front. To the rear of the garden there is a useful outbuilding measuring 17' 11 x 6' 1 with electric heating and two velux windows. This room would serve as an excellent home office, alternatively, it could provide a variety of other uses.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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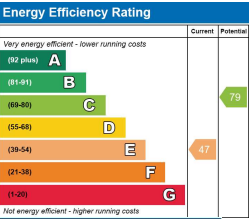
[thehomepartnership.co.uk](http://thehomepartnership.co.uk)



Features

- Approx one mile to the Railway station
- Recently re fitted kitchen
- Two reception rooms
- Residents permit parking
- Spacious Home office
- Re fitted shower room/wc
- Well presented throughout
- Secluded rear garden
- Gas radiator heating
- Convenient for City centre

EPC Rating



The Nitty Gritty

Tenure: Freehold

Band C is the Council Tax band for this property and the annual council tax bill is £1,852.88

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.

