

# HOME



**Chelmsford**  
**Guide Price £450,000**  
**3-bed terraced house**

## Bryant Link

This immaculate terraced house in Chelmsford offers a fantastic opportunity for a family looking for a new home & first-time buyers alike! To the ground floor the property opens up into a spacious lounge area which connects to the stunning kitchen/diner, which is perfect for entertaining guests or enjoying family meals together. There is also a conservatory to the rear which opens out onto the south/east facing garden as well as allowing internal access for the garage for all your storage needs! The property features three spacious double bedrooms, a family bathroom and an en-suite to the main bedroom, providing plenty of space for a growing family. The south/east facing garden is a great spot for enjoying the sunshine and hosting summer BBQs. The property also carport parking for 2/3 vehicles, making parking a breeze. Nearby, there is an outstanding primary school, perfect for families with young children. Local parks and river walks provide a peaceful escape from the hustle and bustle of everyday life.

In Chelmsford, there are plenty of things to do and explore. Visit the stunning Hylands House and Estate for a day out in nature or explore the beautiful Central Park. Take a stroll along the river and enjoy the picturesque views. Chelmsford also offers a vibrant nightlife scene, with plenty of restaurants, bars, and entertainment options to choose from. For those who need to commute, the excellent A12 access makes getting around easy. Additionally, Chelmer Village retail park is just a 1.3 mile walk away, offering plenty of shopping and dining options.

Overall, this terraced house in Chelmsford offers a fantastic opportunity for a family looking to settle down in a vibrant and bustling community. Don't miss out on the chance to make this stunning property your new home!

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

**Sales**  
01245 250 222  
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[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

## Floor Plans



APPROX INTERNAL FLOOR AREA  
42 SQ M 455 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
93 SQ M 999 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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APPROX INTERNAL FLOOR AREA  
51 SQ M 544 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
93 SQ M 999 SQ FT

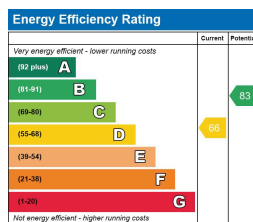
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## Features

- 3 double bedrooms
- Garage
- Carport parking for 2/3 vehicles
- Stunning kitchen/diner
- South/east facing garden
- Nearby to a local outstanding primary school
- Close to local parks and river walks
- Excellent A12 access
- 1.3 Mile walk to Chelmer Village retail park
- En-suite shower room

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

Band C is the Council Tax band for this property and the annual council tax bill is £1,909.28.

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.

