

# HOME



**Chelmsford**  
**Offers Over £400,000**  
**3-bed semi-detached house**

## Bramwoods Road

Situated in a popular residential location is this completely refurbished three bedroom semi detached family home. The current owners have just finished major improvements on the property which include rewiring and new plumbing as well as a new kitchen, bathroom and central heating system. The accommodation comprises an entrance porch with a door giving access through to a good size lounge with a window to the front aspect and a useful understairs storage cupboard. To the rear of the property, there is a brand new fitted kitchen. The kitchen has range of fitted appliances, including an oven and hob, an integrated washing machine and dishwasher. In addition, there is a range of base and eye level units. A double glazed door gives access to the rear garden. Upstairs there are three bedrooms and a newly installed bathroom WC. To the front of the property there is a driveway providing parking for two cars and access to a garage which houses a new central heating boiler. To the rear of the house there is a new patio and newly laid lawn.

The Park and Ride bus service is just a short drive away which has regular bus service direct to the City centre and Railway Station. Chelmsford station has a service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. Junction 18 of the A12 is located just over a mile away with connecting road links to the A130 for Southend Airport & the M25 London.

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

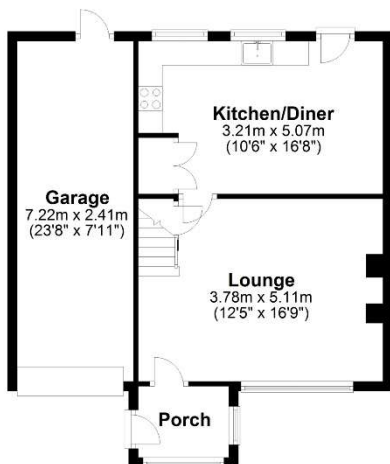
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[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

# Floor Plans



## Ground Floor

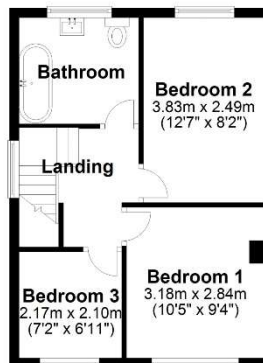


APPROX INTERNAL FLOOR AREA  
 39 SQ M 416 SQ FT  
 TOTAL APPROX INTERNAL FLOOR AREA  
 75 SQ M 800 SQ FT  
 This plan is for layout guidance only and is  
**NOT TO SCALE**  
 Whilst every care is taken in the preparation  
 of this plan, please check all dimensions,  
 shapes & compass bearings before making  
 any decisions reliant upon them.

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## First Floor



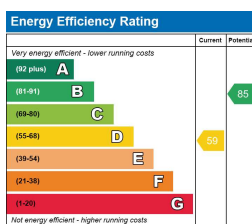
APPROX INTERNAL FLOOR AREA  
 36 SQ M 384 SQ FT  
 TOTAL APPROX INTERNAL FLOOR AREA  
 75 SQ M 800 SQ FT  
 This plan is for layout guidance only and is  
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### Features

- No onward chain
- Recently refurbished throughout
- Fitted kitchen/diner
- Enclosed & re-turfed rear garden
- Gas radiator central heating
- New bathroom/WC
- Garage & driveway
- Good access to A12, A130 & the Park & Ride
- Walking distance of the local shops & schools
- On a bus route to the City & railway station

### EPC Rating



### The Nitty Gritty

Tenure: Freehold

Band D is the Council Tax band for this property and the annual council tax bill is £2,139.75.

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.

