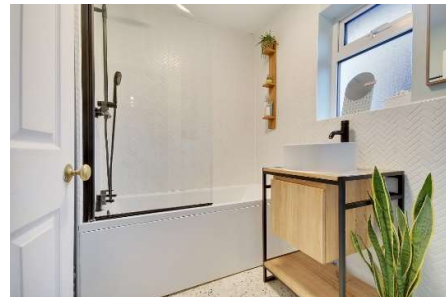


# HOME



**Chelmsford**  
**£325,000**  
**3-bed terraced house**

## Epping Close

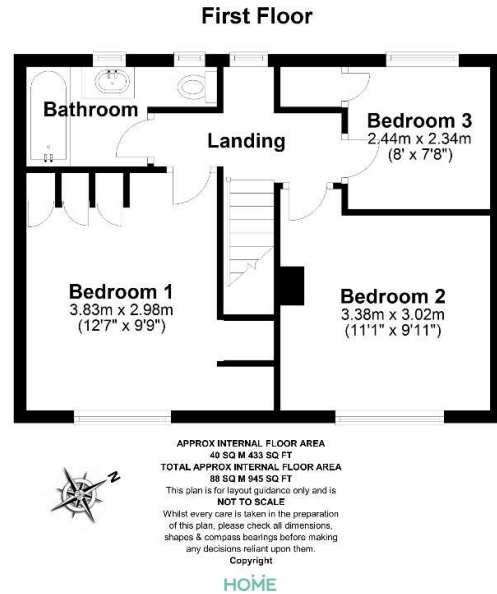
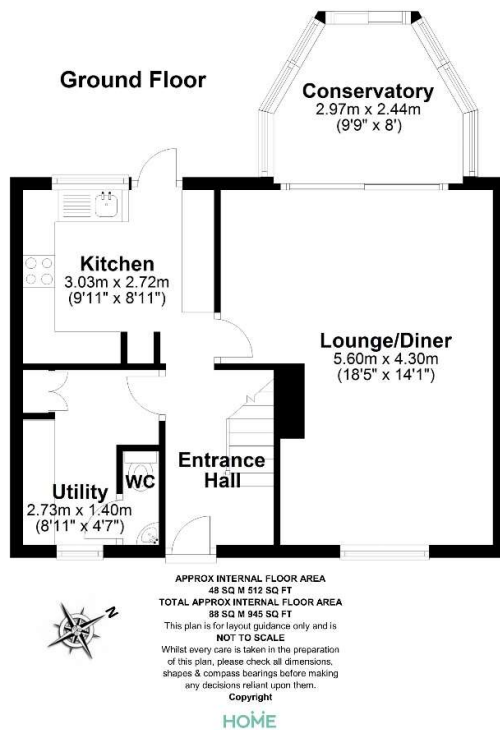
Situated towards the end of a cul-de-sac, is this established three bedroom terraced property representing an ideal first time purchase. The accommodation comprises an entrance hall with a staircase to the first floor. There is a lounge/diner with a window to the front aspect and patio doors giving access to a conservatory at the rear. The kitchen has been recently re-fitted with a range of base and eye level units. The kitchen has a fitted oven, a four ring hob and extractor hood as well as an integrated dishwasher. There is a recess providing housing for a fridge/freezer. In addition, there is a useful utility room with space and plumbing for a washing machine and a ground floor cloakroom. Upstairs, there are three bedrooms as well as a bath/shower room. To the front of the property there is parking for two cars. The rear garden commences with a patio area and is then laid principally to lawn with shrub borders, garden tap and timber garden shed.

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

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

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

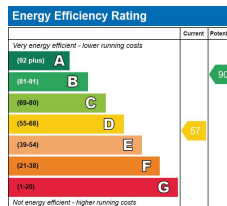
## Floor Plans



### Features

- Re-fitted kitchen
- Cul-de-sac location
- Ground floor cloakroom
- Utility room
- Approx. 1 mile to the railway station
- Gas central heating by radiators
- Established residential location
- West facing rear garden
- Driveway for two cars
- Close to local amenities

### EPC Rating



### The Nitty Gritty

Tenure: Freehold

Agents Note: This property is of concrete construction, namely Laing Easiform. Please ask a member of our sales team for further information.

Council Tax: Band C is the council tax band for this property with an annual amount of £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.

