

# HOME



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

## Maltings Road

Situated in an established residential location is this extended 2/3 bedroom semi detached house which has been recently improved throughout by the current sellers.

The accommodation comprises an entrance hall with a staircase to the first floor. To the front of the property there is a lounge which has a feature brick fireplace Housing a wood burning stove. The kitchen/diner is to the rear of the house and is fitted with a range of base and wall units and includes a fitted oven, hob and extractor hood. There are double glazed French doors leading onto the rear garden. In addition downstairs there is a third bedroom/office which has a fitted bed unit and there is also a ground floor cloakroom.

Upstairs there are two bedrooms both of which have built-in storage and there is also a recently re-fitted bathroom/shower room with a roll top bath and separate shower cubicle.

To the front of the property there is off-road parking via secure gates. The rear garden is principally decked and paved with a shingled area, greenhouse and store. To the rear of the garden there is a useful outbuilding which can provide a various range of uses including a home office if necessary. This room measures 13'5 x 11'8. To the side of the property there is a useful storage area measuring 21'4 x 9'8.

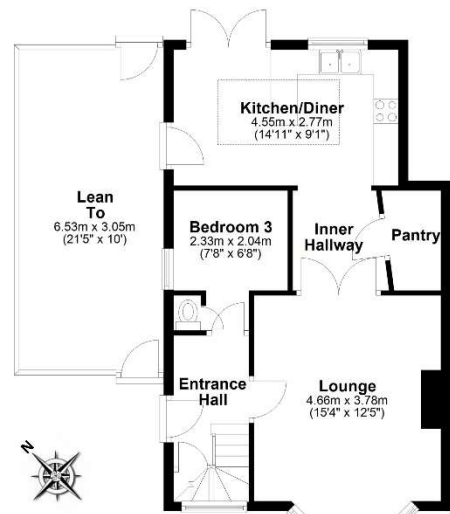
**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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

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Floor Plans

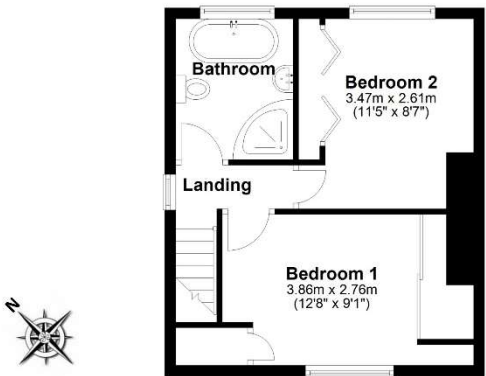
Ground Floor



APPROX INTERNAL FLOOR AREA  
50 SQ M 525 SQ FT  
EXCLUDING LEAN TO  
TOTAL APPROX INTERNAL FLOOR AREA  
86 SQ M 896 SQ FT  
This plan is for layout guidance only and is  
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Whilst every care is taken in the preparation  
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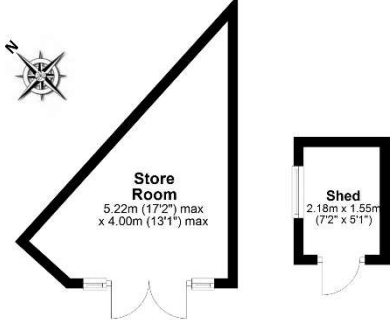
First Floor



APPROX INTERNAL FLOOR AREA  
35 SQ M 371 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
85 SQ M 896 SQ FT  
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Outbuildings



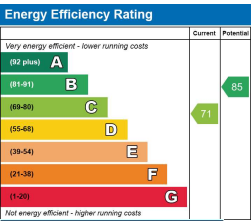
APPROX INTERNAL FLOOR AREA  
15 SQ M 162 SQ FT  
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Features

- Well presented throughout
- Extended & improved throughout
- Two first floor bedrooms
- Third bedroom/office downstairs
- Re-fitted first floor bath/shower room
- Re-wired and re-plumbed
- Convenient for Village square
- Close to popular primary & secondary schools
- Garden office/outbuilding
- Off road parking

EPC Rating



The Nitty Gritty

Tenure: Freehold

Band C is the Council Tax band for this property and the annual bill is £1,902.

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.

