

HOME



Chelmsford
£300,000
3-bed terraced house

Woodhall Road

This spacious family home is located in the sought-after area of Chelmsford, offering the perfect opportunity for a buyer looking to put their stamp on a property. With no onward chain, this property is ready for immediate occupation and offers huge potential for renovation and extension.

The ground floor of the property features a convenient ground floor w.c, as well as two large storage areas - one of which could easily be converted into a utility room. There are also two formal reception rooms and a fitted kitchen overlooking the rear garden. The first floor boasts three double bedrooms, all with fitted wardrobes, providing ample storage space for a growing family.

Outside, the property benefits from a generous 60ft rear garden, perfect for outdoor entertaining or simply relaxing in the sun. The property is also located within the catchment area for Chelmer Valley High School, making it an ideal choice for families with school-age children.

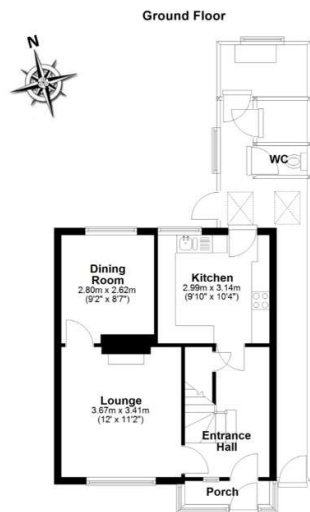
In terms of location, this property is just a short distance from local amenities and only 0.4 miles from Andrews Park playing fields, ideal for outdoor activities and recreation.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

thehomepartnership.co.uk

Floor Plans



APPROX INTERNAL FLOOR AREA
42 SQ M 450 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
91 SQ M 976 SQ FT
Excluding Outbuildings
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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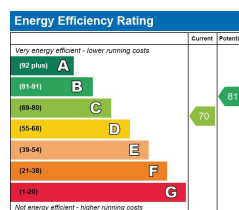
APPROX INTERNAL FLOOR AREA
49 SQ M 526 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
91 SQ M 976 SQ FT
Excluding Outbuildings
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Features

- No onward chain
- In need of modernisation
- Huge scope to extend (STPP)
- Ground floor w.c
- Two large storage area's, one being suitable for a utility room
- Three double bedrooms all with fitted wardrobes
- 60ft rear garden
- Chelmer Valley High School catchment
- Close to local amenities
- 0.4 miles to Andrews Park playing fields

EPC Rating



The Nitty Gritty

Tenure: Freehold

Agents Note: Interested parties should be aware that the loft has spray foam insulation, which may affect some mortgage applications. Call us for further information.

The Council tax for this property is band C with an annual amount of £1,926.96.

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 £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

