

# HOME



**Galleywood**  
**£315,000**  
**3-bed terraced house**

## Barnard Road

This three bedroom terraced in Galleywood offers a fantastic opportunity for someone looking to renovate and modernise a property to add value. Inside, there is an entrance hall, ground floor cloakroom, lounge, dining area, as well as a conservatory, providing ample space. Outside, there is a blocked paved garden to front which many other homes in the area have dropped the kerb and converted to a driveway, subject to obtaining the required planning. To the rear of the property there is an enclosed garden that has a brick built storage shed and a garage in the block immediately positioned to the rear of the garden. This home is being sold with the added benefit of having no onward chain.

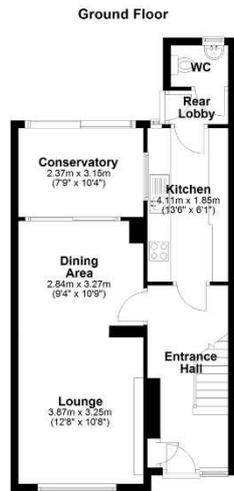
Barnard Road is situated within the village of Galleywood within close proximity of the A12 and picturesque Galleywood Common which has lots of walking and bike trails, and many activities for a family or dog walkers. The village has a range of local shops, stores, primary school and is on a bus route to the City centre and railway station. Chelmsford railway station has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes.

**Chelmsford**  
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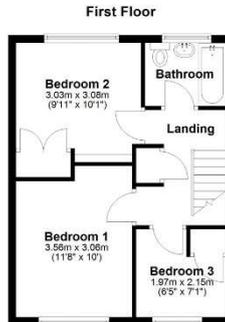
## Floor Plans



APPROX INTERNAL FLOOR AREA  
53 SQ M 571 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
(EXCLUDING GARAGE)  
92 SQ M 992 SQ FT

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APPROX INTERNAL FLOOR AREA  
38 SQ M 424 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
(EXCLUDING GARAGE)  
92 SQ M 992 SQ FT

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TOTAL APPROX INTERNAL FLOOR AREA  
17 SQ M 189 SQ FT

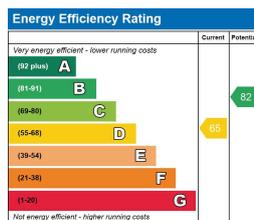
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## Features

- No onward chain
- Lounge & dining area
- Conservatory
- Ground floor cloakroom
- Garage in block to rear
- Garden with brick built storage shed
- Walking distance of the shops & primary school
- On a bus route to the City & railway station
- Good access to the A12 & A130
- In need of modernisation

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

Council Tax: The Council tax for this property is band C with an annual amount of £1,974.56.

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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.

