



Chelmsford
£500,000
3-bed semi detached house

Highfield Road

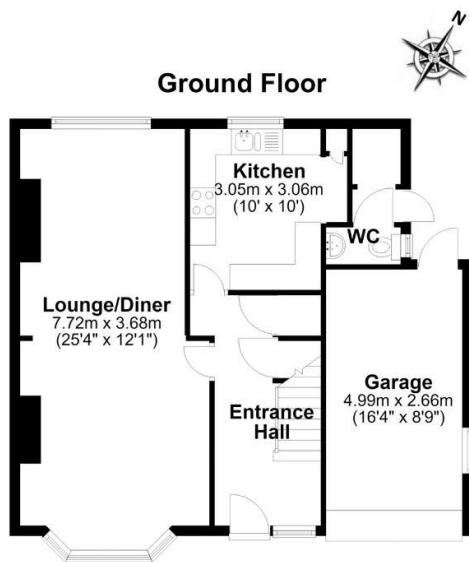
Situated in an established residential location on the favoured west side of the city centre is this three bedroom semi detached house requiring some improvement but offering excellent scope for extension/remodelling. The accommodation comprises an entrance hall, cloakroom, dual aspect lounge/diner with a feature brick fireplace and patio doors leading directly onto the rear garden, kitchen, three bedrooms and a bathroom. Outside, there is a driveway providing parking for two cars as well as a single garage and a approx 55ft garden to rear with two timber sheds.

Being situated on the popular and convenient west side of the City just a short walk from Admirals Park which has river walks in to the City centre and to the neighbouring village of Writtle. The village of Writtle has a range of traditional public houses serving real ale and food, tea rooms and independent highly ranked restaurants on Trip Advisor. The City centre is approx 1.5 miles and has a mainline station with trains to London Stratford and Liverpool Street. There is also a wide range of places to shop, eat, drink and socialise with various public open spaces with play areas.

Chelmsford
11 Duke Street
Essex CM1 1HL

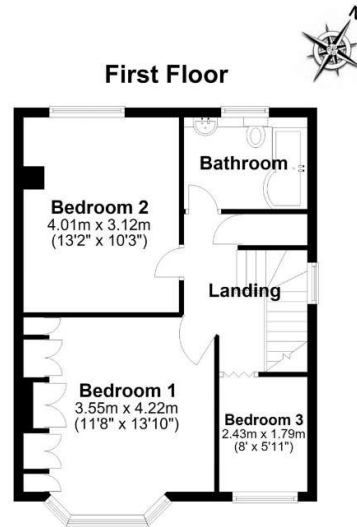
Sales
01245 250 222
Lettings
01245 253 377
Mortgages
01245 253 370

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APPROX INTERNAL FLOOR AREA
50 SQ M 542 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
(EXCLUDING GARAGE)
97 SQ M 1041 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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APPROX INTERNAL FLOOR AREA
46 SQ M 498 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
(EXCLUDING GARAGE)
97 SQ M 1041 SQ FT

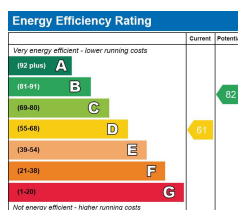
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Features

- Extended & improved Edwardian property
- Three reception rooms
- Fitted kitchen & utility room
- Well presented throughout
- 10 minute walk to local shops and schools
- Four double bedrooms
- Secluded south facing rear garden
- 3 minute stroll to the recreation ground
- Driveway for 2/3 cars
- Close to the village centre

EPC Rating



The Nitty Gritty

Tenure: Freehold

Agents Note: There is an electricity substation located at the far end of the rear garden boundary.

Council Tax: The Council tax for this property is band E with an annual amount of £3,552.75.

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