

# HOME



**Chelmsford**  
**£365,000**  
**2-bed semi-detached house**

## Turkey Oaks

We are pleased to offer to the market this beautifully modernised two double bedroom home, perfectly positioned within walking distance of Chelmsford city centre and mainline station.

The property is entered via a welcoming entrance hall, leading into a bright and contemporary lounge which flows seamlessly through to the recently fitted kitchen. Both the lounge and kitchen benefit from a dual-aspect layout, allowing natural light to flood the space throughout the day and creating a fantastic sense of openness.

Stairs rise to the first floor where you'll find two generous double bedrooms, both well-presented and ideal for comfortable living. These are served by a stylish family bathroom, finished to a high standard.

Outside, the home enjoys a south-facing rear garden, perfect for relaxing or entertaining, along with the added benefit of a garage for secure parking or storage.

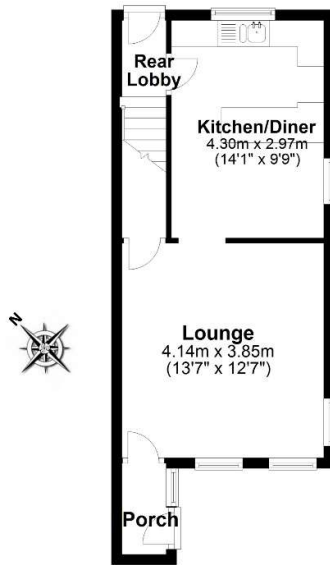
With excellent local schools, nearby parks, and superb transport links all close at hand, this property is ideal for first-time buyers, professionals, or small families alike.

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

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

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

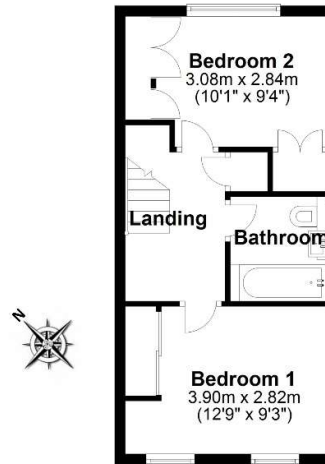
Ground Floor



APPROX INTERNAL FLOOR AREA  
34 SQ M 365 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
66 SQ M 713 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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First Floor



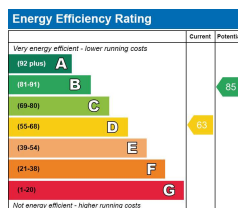
APPROX INTERNAL FLOOR AREA  
32 SQ M 348 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
66 SQ M 713 SQ FT  
This plan is for layout guidance only and is NOT TO SCALE. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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Features

- South facing rear garden
- Spacious living room & kitchen diner
- Quiet cul-de-sac
- Excellent schools close by
- Easy access to A12 and A14
- Garage with parking
- Within walking distance to City Centre & Mainline station
- Ideal first time purchase
- Restaurants & leisure right at your doorstep
- Two double bedrooms

EPC Rating



The Nitty Gritty

Tenure: Freehold

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

The Nitty Gritty (Chocolate Bar Edition) As a well-loved part of the community, we've had plenty of time to sample and select the finest ingredients — aka the best professionals for the job. When we recommend someone, it's because we genuinely believe they'll help your journey melt along smoothly from first bite to last.

Just like some premium chocolate bars, a small number of our recommended partners (definitely not the whole box) may occasionally share a little sweetness with us in the form of a referral fee of up to £200. There's absolutely no obligation to unwrap or use any third party we suggest — the choice is always yours.

If your offer on one of our properties is accepted and you decide to proceed, there is a small administration charge of £36 inc. VAT per person (non-refundable). This covers the necessary Anti-Money Laundering identity checks — not the most indulgent part of the process, but an essential ingredient to keep everything above board.

