

# HOME



**Chelmsford**  
**Guide Price £450,000**  
**3-bed semi-detached house**

## Prykes Drive

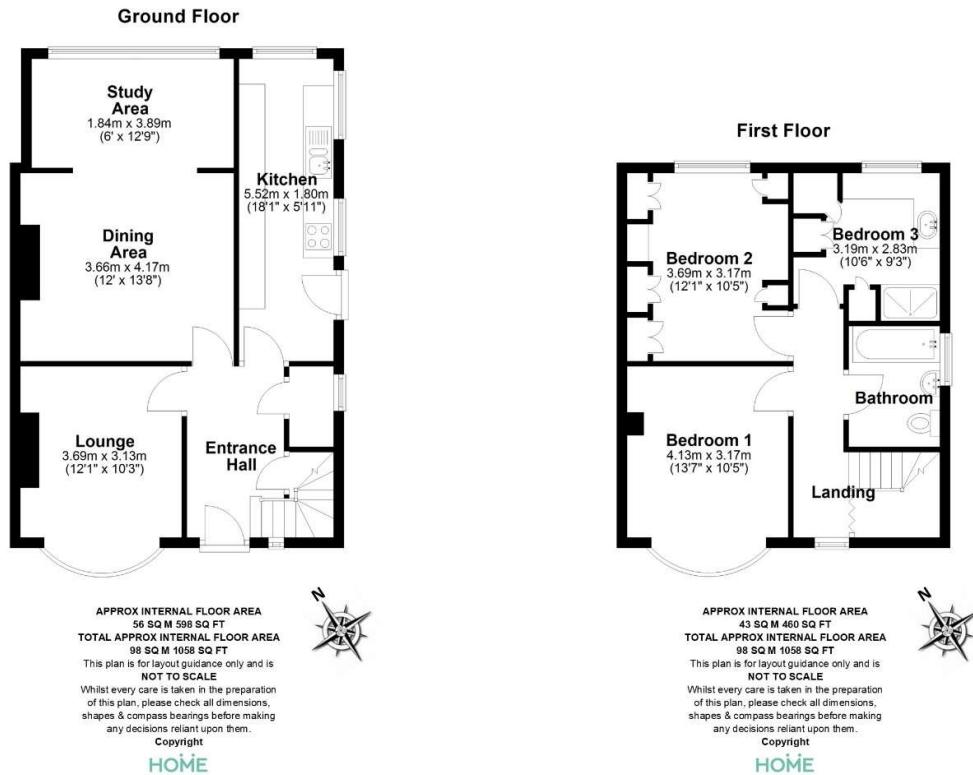
This 1930's period semi-detached house offers excellent opportunity for property developers or first-time buyers with a vision for remodelling and adding value to a home. The property is in need of modernisation but has great potential to be transformed into a stunning family home like many others within the street. Inside, there is a cosy lounge with bay window, as well as an extended dining room with a study area. Upstairs, one of the bathrooms will need converting back into a third bedroom as there are currently two first floor bathrooms (as shown on the floor plan). Other similar properties have extended to side and/or converted the loft space which this home has great scope for, subject to obtaining the necessary planning permission. In addition, this property is being sold with no onward chain, making it a straightforward purchase for those looking to move quickly on a project.

Prykes is located in a cul-de-sac located in the heart of the vibrant City of Chelmsford, just a 0.4 mile walk of the railway station with a frequent service to London. Chelmsford's High Street offers plenty of places to shop with High Chelmer, The Meadows and Bond Street the main shopping areas. For nature lovers, the serene River Chelmer offers picturesque walking and cycling paths out towards the village of Writtle and in the other direction Chelmer Village, Boreham and beyond to Heybridge. Chelmsford is also home to excellent schools and a variety of restaurants, cafes, and bars, ensuring there is something for everyone to enjoy.

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

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

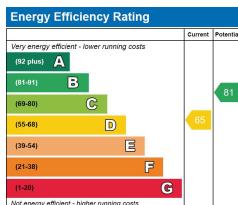
**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370



## Features

- Needs modernisation
- Excellent potential to improve and add value
- Set in a cul-de-sac position
- Situated within a short walk of the railway station & excellent schools
- Trains to London Stratford from 31 minutes & Liverpool Street from 36 minutes
- Lounge with bay window
- Extended dining room with study area
- Driveway for numerous vehicles
- Great scope for a loft conversion (STPP)
- No onward chain

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

The Council tax for this property is band D with an annual amount of £2,167.83.

As an integral part of the community, we've got 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.

