

# HOME



**Old Moulsham**  
**Guide Price £325,000**  
**2-bed end-terraced house**

## Orchard Street

This beautifully presented end of terraced home is situated within the sought after Old Moulsham area in the heart of the City. Inside, the property is full of character and charm coupled with modern finishes throughout. The kitchen is sleek and modern and the ground floor bathroom has recently been updated to a contemporary white suite. Upstairs there are two good sized bedrooms. One of the standout features of this property is the courtyard garden the garden room/home office, a versatile space perfect for those working from home. The sellers have recently installed new uPVC double glazed sash windows which help to keep the house warm and more energy efficient than before.

Orchard Street is situated in a tucked away position just off of Moulsham Street in the sought after Old Moulsham area, just a short walk from the High Street and railway station. Chelmsford station has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. The High Street has an extensive selection of places to eat, drink and socialise, with further access to High Chelmer, The Meadows and Bond Street where you will find the well-known retailer John Lewis. Moulsham Street is a great alternative to visit positioned a short walk away with a number of independent eateries and several traditional public houses with a choice of real ales and hot food and is located just a stones throw from this home.

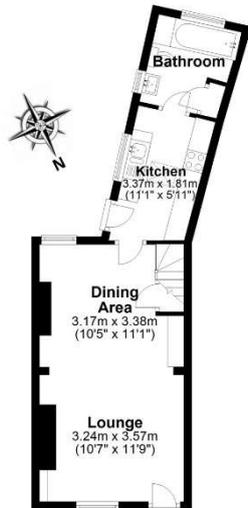
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## Floor Plans

### Ground Floor



APPROX INTERNAL FLOOR AREA  
35 SQ M 376 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
(EXCLUDING GARDEN ROOM)  
58 SQ M 629 SQ FT

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### First Floor

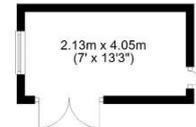


APPROX INTERNAL FLOOR AREA  
24 SQ M 254 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
(EXCLUDING GARDEN ROOM)  
58 SQ M 629 SQ FT

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### Garden Room



TOTAL APPROX INTERNAL FLOOR AREA  
9 SQ M 93 SQ FT

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### Features

- Walking distance of the High Street & railway station
- Full of character & charm
- Modern kitchen
- New contemporary bathroom
- Two good sized bedrooms
- Moulsham Street virtually on your door-step
- New uPVC double glazed windows
- Courtyard garden with garden room/home office
- Ideal first time purchase
- On road permit parking for residents

### EPC Rating

T.B.C

### The Nitty Gritty (The Chronicles of Narnia Edition)

Tenure: Freehold

Council Tax: Band C is the council tax band for this property with an annual amount of £1,926.96

As long-standing guardians of this little corner of the realm, we've come to know the finest helpers across the land—those who, like trusted guides through the wardrobe, can make the journey ahead far smoother. Should we recommend someone to assist you, it is done in good faith, much like introducing a fellow traveller to a wise faun or a skilled craftsman who knows the paths well.

From time to time, a very small number of those we recommend (certainly not the majority) may offer us a modest token of thanks—up to £200—for the introduction. Think of it as a small tribute from one ally of the realm to another. Of course, you remain entirely free to choose your own companions for the journey, and you are under no obligation to use anyone we suggest.

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