

# HOME



**Old Moulsham**  
**£400,000**  
**3-bed semi-detached house**

## Lady Lane

This older style semi-detached house is the perfect opportunity for first time buyers looking to get onto the property ladder. Situated in the sought after area of Old Moulsham, this home is just a short walk away from Chelmsford High Street and the railway station, making it ideal for commuters. Inside, there are two reception rooms, providing ample space for entertaining guests. There is a good size kitchen with plenty of storage and workspace. Upstairs, there are three bedrooms and a bathroom located off of the landing. Outside, there is a driveway for two vehicles, providing convenient off-street parking and an enclosed garden to rear.

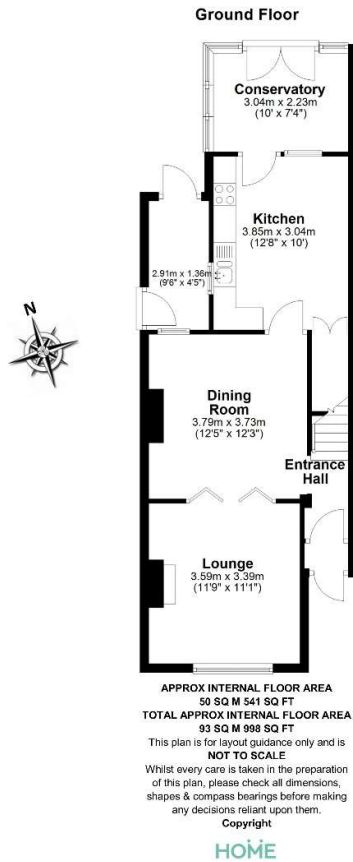
Lady Lane is positioned in the sought after Old Moulsham area just a short walk of the High Street and railway station. Chelmsford station has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. The High Street has an extensive selection of places to eat, drink 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.

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

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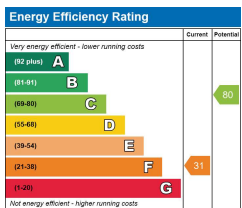
Floor Plans



Features

- Semi detached
- No onward chain
- Walking distance of the High Street & railway station
- Trains to London Stratford from 31 minutes & Liverpool Street from 36 minutes
- Two reception rooms
- Three bedrooms
- Driveway for two vehicles
- Sought after Old Moulsham
- Near by sought after schools
- Good access to the A12 & A414

EPC Rating



The Nitty Gritty

Tenure: Freehold

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

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.

