HOME
PARTNERSHIP













Moulsham Lodge
Guide Price £300,000
3-bed terraced house

Gloucester Avenue

Being offered for sale with no onward chain is this extended mid-terrace home which has been in the same family since new being marketed for the first time since it was first built, presenting a wonderful opportunity for a new owner to come in and improve. Inside, there is an entrance, a through lounge/diner, separate family room, kitchen, three good size bedrooms and a bathroom with an separate adjacent wc. While the property does require some modernisation and updating the sellers in recent years have installed a new replacement boiler and fuse board. An internal viewing is highly recommended to appreciate this fantastic opportunity for buyers looking to put their own stamp on a home and unlock its full potential.

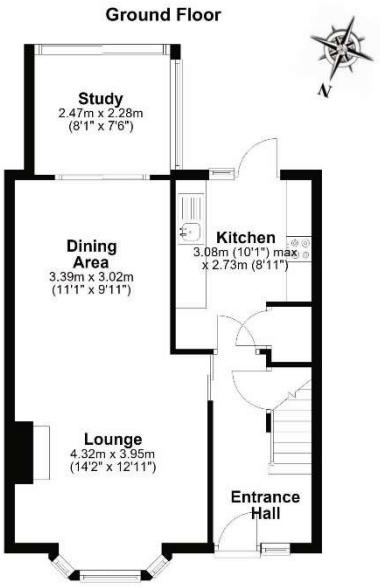
Gloucester Avenue is located within the hugely popular Moulsham Lodge area on the south side of the City. The area has a local parade of shops and stores which include a Co-Op supermarket, Sub-Way and a traditional fish and chip shop to name a few. There is also a doctor's surgery recently refurbished Eagle & Hind public house and Moulsham Junior and High Schools are all within a short walk.

Chelmsford
11 Duke Street
Essex CM1 1HL

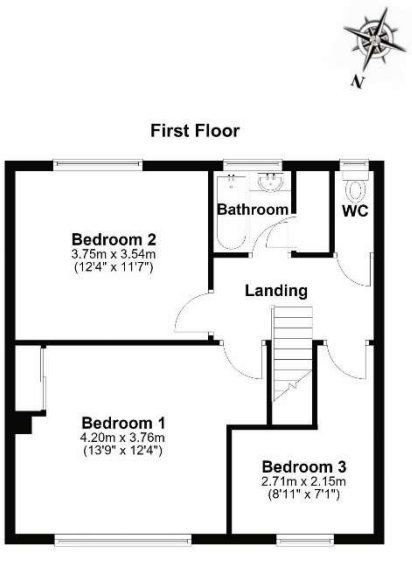
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Floor Plans



APPROX INTERNAL FLOOR AREA
49 SQ M 529 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
99 SQ M 1070 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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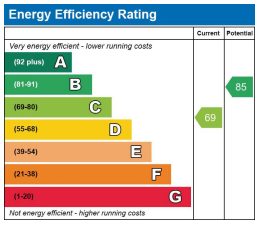


APPROX INTERNAL FLOOR AREA
50 SQ M 541 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
99 SQ M 1070 SQ FT
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Features

- No onward chain
- Extended to the gorund floor
- On a bus route to the City & railway station
- Good access to the A12 & A414
- Walking distance of the local shops & schools
- In need of modernisation
- Driveway for two vehicles
- Three good size bedrooms
- Bathroom & separate WC
- Great scope to remodel & improve

EPC Rating



Tenure Freehold

Council Tax Band C is the council tax band for this property with an annual amount of £2,006.08.

The Nitty Gritty

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.

The Property Ombudsman
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