

HOME



Old Moulsham
Guide Price £475,000 - £500,000
3-bed semi detached house

Lady Lane

This stunning period home is being offered for sale with no onward chain and is brimming with character and many original features throughout. Inside there are two spacious reception rooms, a fitted kitchen with adjoining utility room, and a rarely found ground floor cloakroom. Upstairs, there are three bedrooms with an en-suite wet room to the master bedroom, and further bathroom situated off of the landing. Outside, there is an enclosed south-east facing garden with decked patio area and own private side access to front. The sellers have lovingly restored this beautiful home during their ownership whilst retaining the charm and adding to the sense of calm with a careful selection of colours.

Lady Lane is located in the heart of Old Moulsham, 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.

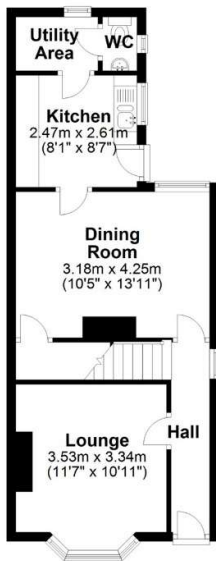
Old Moulsham
88 Moulsham Street
Essex CM2 0JF

thehomepartnership.co.uk

Sales
01245 344 644
Lettings
01245 253 377
Mortgages
01245 253 370

Floor Plans

Ground Floor



APPROX INTERNAL FLOOR AREA
42 SQ M 451 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
83 SQ M 896 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
41 SQ M 445 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
83 SQ M 896 SQ FT
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NOT TO SCALE

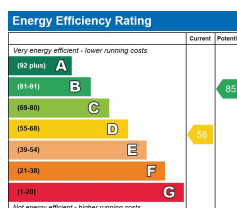
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Features

- No onward chain
- Ground floor cloakroom
- Lounge with bay window
- Kitchen & utility room
- Two bath/shower rooms
- South-East facing garden
- Walking distance of the High Street & railway station
- Trains to London Stratford from 31 mins & Liverpool Street from 36 mins
- Plenty of original features
- Great schools positioned near by

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.

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.

