

# HOME



**Chelmsford**  
**£400,000**  
**3-bed terraced house**

## Victoria Crescent

Conveniently situated within walking distance of the mainline railway station and city centre is this much improved three-bedroom terraced property. The accommodation comprises an entrance hall with a door leading to a dining room at the front of the property, with a brick fireplace. There is a separate sitting room with tiled fireplace and a staircase to the first floor and access to a refitted kitchen. The kitchen is fitted with a range of base and eye level units and incorporates a fitted oven a four ring hob and extractor hood and microwave. In addition there is an integrated dishwasher and fridge/freezer. Upstairs there are three bedrooms, bedrooms one and two having built-in storage. There is also a bathroom WC. To the rear of the house the garden commences with a paved patio area and is laid to artificial lawn with shrub borders and timber garden shed. There is a rear pedestrian gate giving further access. This property is well presented throughout, is double glazed and has gas-fired radiator central heating.

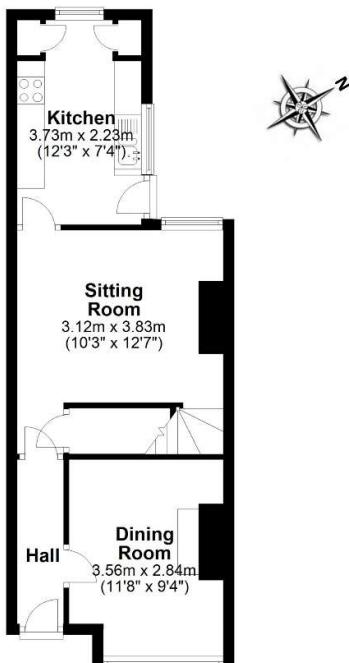
This property is within a short walk to the train station with trains to London Stratford from 31 minutes and Liverpool Street from 36 minutes. The City centre, which is only a short walk, has three shopping malls, a lengthy high street populated with chain and independent shops and eateries from top to bottom plus the vibrant Bond Street area where you will find a John Lewis department store as well as other designer shops, an Everyman cinema plus a range of restaurants along the river.

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

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

**Sales**  
01245 250 222  
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Ground Floor



APPROX INTERNAL FLOOR AREA

38 SQ M 405 SQ FT

TOTAL APPROX INTERNAL FLOOR AREA

74 SQ M 795 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

36 SQ M 400 SQ FT

TOTAL APPROX INTERNAL FLOOR AREA

74 SQ M 795 SQ FT

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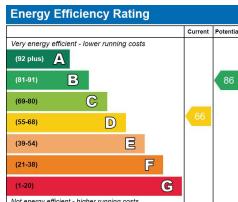
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Features

- Five minute walk to the railway station
- Two reception rooms
- Fitted kitchen
- Residents permit parking
- Walking distance to the City centre
- Gas radiator central heating
- Approx. 30' rear garden
- Recently improved
- Ideal first purchase
- Cul-de-sac location

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 have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will 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.

