



## 35 Lucas Avenue

Moulsham Lodge, Chelmsford, CM2 9JL

Offers In The Region Of £400,000



Offered Chain free, this end of Terraced House with Garden, Parking & Garage in the popular Moulsham Lodge location in Chelmsford.

This attractive three-bedroom end of terraced house offers a comfortable and convenient lifestyle in this sought-after location. The property boasts a welcoming through lounge and a conservatory a well-equipped kitchen, and three good-sized bedrooms.

Outside, a rear garden provides space for relaxation, while a driveway ensures ample off-street parking. Situated in the desirable Moulsham area, you'll find highly-regarded schools, local shops and green spaces.



## HALLWAY

Tiled floor, storage cupboard, under stairs cupboard. Stairs to first floor.

## LOUNGE AREA 11 x 10'10 plus bay (3.35m x 3.30m plus bay)

Bay window to the front aspect, carpet to floor, radiator. Decorative fire place. Open to:

## DINING AREA 9' x 9'10 (2.74m x 3.00m)

Carpet to floor, radiator and door to conservatory.

## CONSERVATORY

Carpet to floor, door to garden, wall mounted electric heater.

## KITCHEN 9'9 x 7'7 (2.97m x 2.31m)

Selection of base and eye level units in grey with intergrated oven and hob. Tiled floor, window and door to garden.

## LANDING

Carpet to stair with loft access - boiler is located in the loft this was newly fitted 5 years ago.

## BEDROOM 1 12'11 x 10'3 (3.94m x 3.12m)

Bay window to front, carpet and radiator.

## BEDROOM 2 9'10 x 10'2 (3.00m x 3.10m)

Carpet to floor, window to rear aspect. Radiator.

## BEDROOM 3 7'9 x 6'5 (2.36m x 1.96m)

Carpet to floor, window to front, radiator.

## BATHROOM

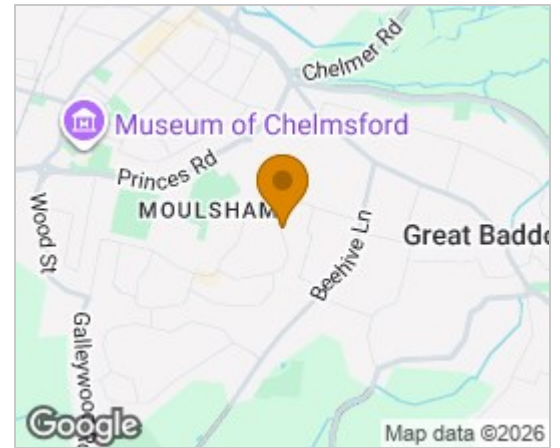
White suite comprising bath with shower over and screen. Low level w.c. Washbasin. Tiled floor. Window to rear.

## EXTERNAL

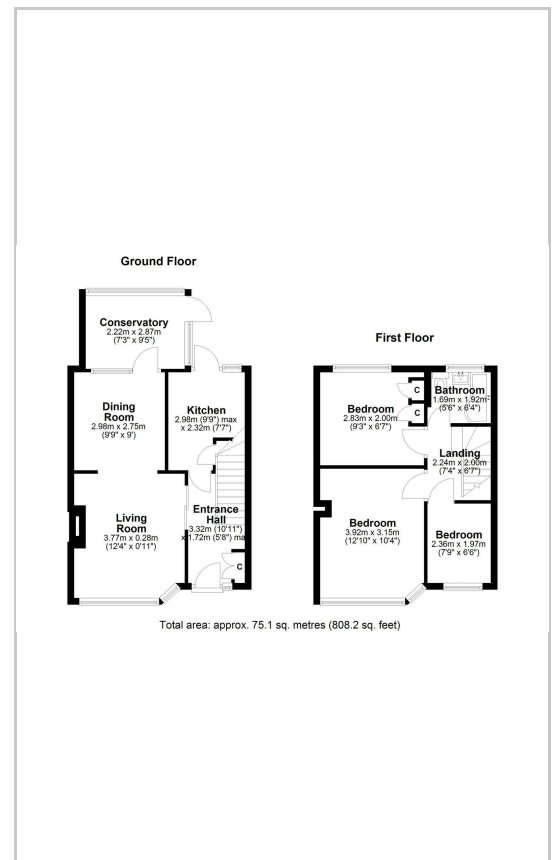
Garden laid to lawn with a patio and a garage.

Off street parking

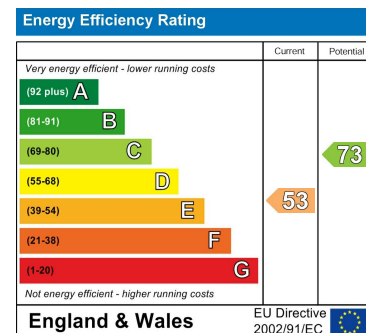
## Area Map



## Floor Plans



## Energy Efficiency Graph



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