

HOME



Channels
£400,000
2-bed semi-detached house

Wentworth Road

This modern semi-detached home is situated within the sought after Channels development on the outskirts of Chelmsford. Inside, there is a ground floor cloakroom, a bright and airy open plan living space with an open plan kitchen perfect for entertaining guests. On the first floor there are two double bedrooms and a re-fitted shower room. The property is energy-efficient, equipped with roof-mounted solar panels to help reduce energy bills and minimise carbon footprint. Outside, the property features a gated driveway for two to three vehicles, providing secure off-road parking. The low maintenance garden is ideal for those who enjoy outdoor living without the hassle of extensive gardening.

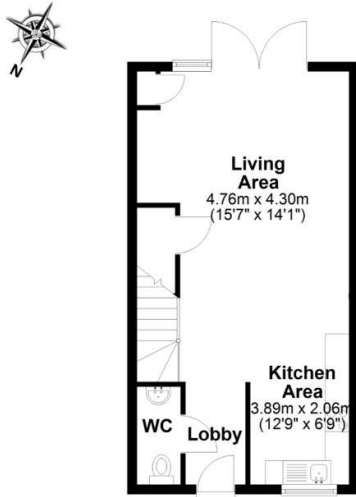
Channels has quickly become one of the most exciting and highly sought after places to live where you can take a calming walk around the various lakes that are dotted around the development and access through to the connecting foot and cycle paths set in acres of landscaped and open space in the neighbouring Beaulieu Park area. The Park and Ride (North) bus service is located just a short drive away which takes you direct to the railway station. Chelmsford station has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. Neighbouring Beaulieu Park has a recently opened train station and a parade of shops with a Sainsbury's Local and a Costa Coffee to name a few.

Chelmsford
11 Duke Street
Essex CM1 1HL

thehomepartnership.co.uk

Sales
01245 250 222
Lettings
01245 253 377
Mortgages
01245 253 370

Ground Floor

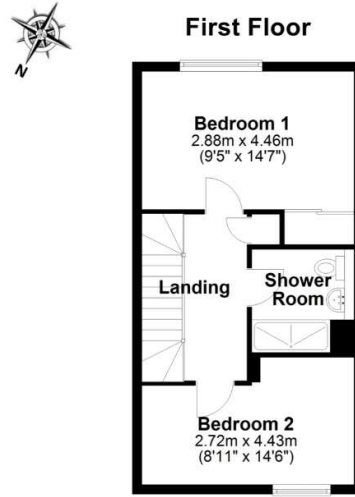


APPROX INTERNAL FLOOR AREA
38 SQ M 410 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
76 SQ M 820 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE

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
38 SQ M 410 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
76 SQ M 820 SQ FT
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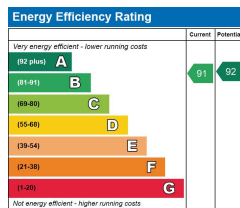
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Features

- Two double bedrooms
- Energy-efficient home with roof-mounted solar panels
- Bright & airy living space
- Open plan kitchen
- Ground floor cloakroom
- Gated driveway for two-three vehicles
- Low maintenance garden
- Good access to the A12 & A120
- Near by Park & Ride (North) bus service
- Various cycle & foot paths around the development

EPC Rating



The Nitty Gritty

Tenure: Freehold

Estate Service Charge: £40 per calendar month, payable to Home Group.

Council Tax: The Council tax for this property is band C with an annual amount of £1,965.28.

The Nitty Gritty (Ed Sheeran Edition) 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 possible – because when buying a home, you want things to feel 'Perfect' and run smoothly from start to finish. 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, there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks – just a small step before you can say “we found love right where we are.”

