

# HOME



**Old Moulsham**  
**£400,000**  
**2-bed terraced house**

## Marlborough Road

This beautifully presented terraced house is situated in the sought after Old Moulsham area, a popular and perfect location for those buyers commuting to London. Inside, you will find two double bedrooms, a stunning and spacious bathroom, a lounge, separate dining room, and a beautiful kitchen with a full range of built-in appliances. There is also a useful ground floor cloakroom adding convenience when entertaining to this already impressive home. Residents can enjoy on-road permit parking and a private garden, perfect for relaxing. An internal viewing is highly recommended to fully appreciate just how well presented this home really is.

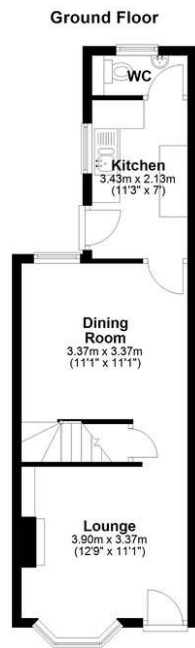
Marlborough Road is located in a tucked away position just off of Moulsham Street in the sought after Old Moulsham area, just a short walk from the High Street and railway station. Chelmsford station has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. The 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.

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

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

## Floor Plans



APPROX INTERNAL FLOOR AREA  
37 SQ M 398 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
72 SQ M 773 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  
35 SQ M 375 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
72 SQ M 773 SQ FT

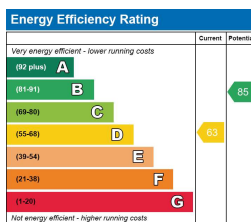
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### Features

- Modernised throughout
- Walking distance of the railway station
- Sought after Old Moulsham
- Two double bedrooms
- Stunning & spacious bathroom
- Useful ground floor cloakroom
- Lounge & dining room
- Beautiful kitchen with a full range of built in appliances
- On road permit parking for residents
- Must be viewed!

### EPC Rating



### The Nitty Gritty

Tenure: Freehold

Council Tax: Band C is the council tax band for this property with an annual amount of £1,926.96.

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