

HOME



Old Moulsham
Guide Price £475,000
3-bed end terraced house

Nursery Road

This beautiful three bedroom end of terrace home is located in the sought after Old Moulsham area of Chelmsford. Set over three floors with a wealth of charm and character features. The ground floor boasts a well-equipped kitchen featuring a Quooker tap, along with a separate utility room ideal for modern living. There is also a convenient cloakroom. On the first floor, there are two bedrooms and a spacious bathroom with the master bedroom located on the second floor complete with a dressing area and en suite shower room. One of the standout features of this property is the garden office/cinema room, providing a versatile space that could be used for a variety of purposes. The beautifully landscaped rear garden is perfect for outdoor entertaining and relaxing.

Located in Old Moulsham, this property is within walking distance of the High Street and railway station, making it easy to access the local amenities and transport links. Trains to London Stratford take just 31 minutes, and trains to Liverpool Street take 36 minutes. The property also offers good access to the A12 and A414 for commuters.

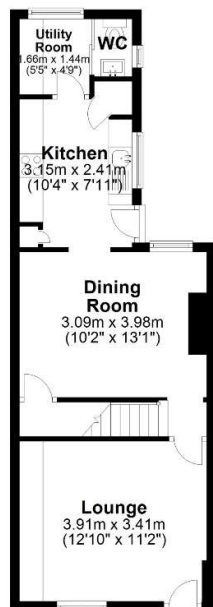
Chelmsford
11 Duke Street
Essex CM1 1HL

Sales
01245 250 222
Lettings
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thehomepartnership.co.uk

Floor Plans

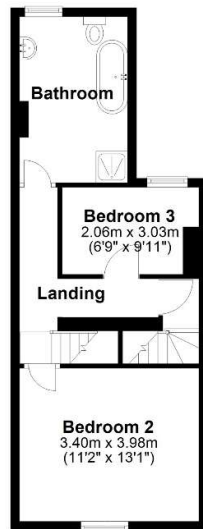
Ground Floor



APPROX INTERNAL FLOOR AREA
41 SQ M 445 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
109 SQ M 1168 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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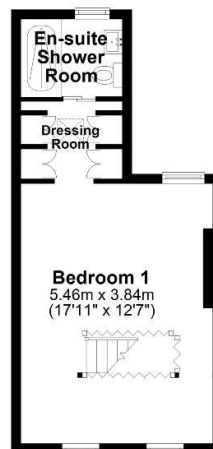
First Floor



APPROX INTERNAL FLOOR AREA
39 SQ M 415 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
109 SQ M 1168 SQ FT
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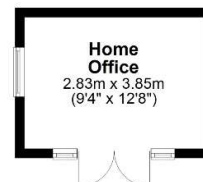
Second Floor



APPROX INTERNAL FLOOR AREA
29 SQ M 308 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
109 SQ M 1168 SQ FT
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Outbuilding



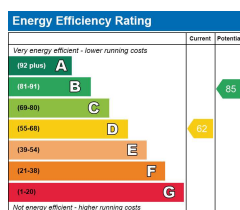
APPROX INTERNAL FLOOR AREA
11 SQ M 117 SQ FT
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Features

- Period end of terrace home
- Set over three floors
- Kitchen with separate utility room
- Ground floor cloakroom
- Master bedroom with en suite & dressing area
- Outside home office/cinema room
- Walking distance of the High Street & railway station
- Trains to London Stratford from 31 minutes & Liverpool Street from 36 minutes
- Good access for the A12 & A414
- On road permit parking

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.

The Nitty Gritty (Back to the Future Edition)

As proud members of the local community (no time machine required), we've built relationships with some truly excellent professionals along the way. If we recommend someone to you, it's because we believe they'll help keep your property journey running as smoothly as a DeLorean at 88mph.

From time to time, a small number of the professionals we recommend (certainly not the majority) may pay us a referral fee of up to £200. This doesn't change our recommendation, and you're under absolutely no obligation to use anyone we suggest - the choice is always yours.

Should your offer on one of our properties be accepted and you proceed with the purchase, there will be a small administration charge of £36 inc. VAT per person (non-refundable). This covers the completion of our Anti-Money Laundering identity checks - an essential step before we can move forward... to the future.

