

oakheart



£400,000

Offers In Excess Of
Edward Drive, Chelmsford

Nestled in the desirable area of Edward Drive, Chelmsford, this charming three-bedroom semi-detached house offers a wonderful opportunity for those looking to create their dream home. Spanning an impressive 1,181 square feet, the property boasts a spacious lounge that provides a perfect setting for relaxation and entertaining guests.

The house features two well-proportioned bedrooms with the third serving as access to the loft room,deal for families or those

needing extra space for guests or a home office. The modern bathroom is equipped with a convenient w.c., ensuring comfort and practicality for everyday living. While the property is in need of some modernisation, this presents a fantastic chance for buyers to personalise the space to their taste and style.

The loft room, which can serve as a study, or a playroom, offering versatility to suit your needs. Outside, the driveway and garage provide ample parking and storage options, a valuable

asset in today's busy lifestyle.

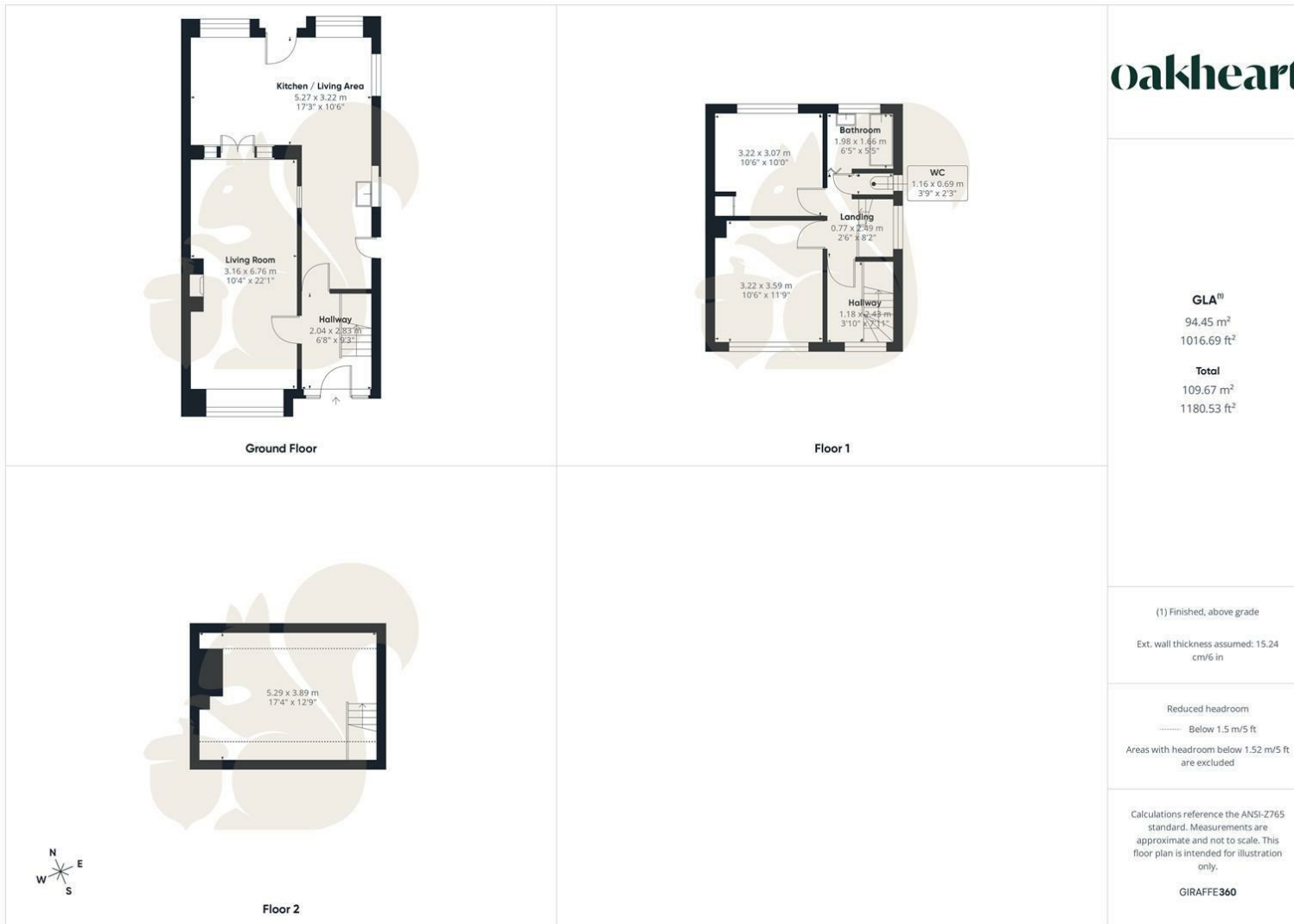
This home is perfectly situated in a friendly neighbourhood, close to local amenities, schools, and parks, making it an ideal choice for families and professionals alike. With its potential for transformation and a prime location, this property is not to be missed. Embrace the opportunity to make this house your own and enjoy all that Chelmsford has to offer.











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GLA⁽¹⁾
 94.45 m²
 1016.69 ft²

Total
 109.67 m²
 1180.53 ft²

(1) Finished, above grade
 Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom
 ----- Below 1.5 m/5 ft
 Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
 Chelmsford

Tenure:
 Freehold

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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