



Chelmsford
£300,000 - £325,000
2-bed end terraced house

Chelmsford
11 Duke Street
Essex CM1 1HL

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Hatfield Grove

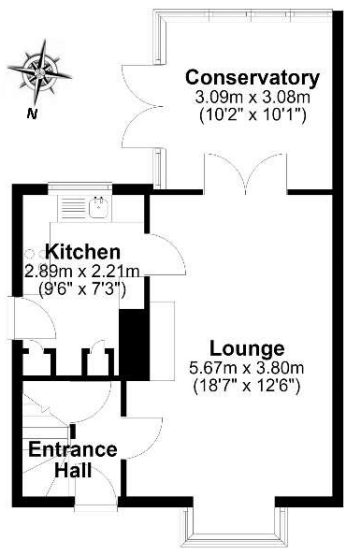
A well-presented two-bedroom property featuring a south-facing garden, a recently updated kitchen, and flexible ground-floor living space.

The front door opens into an entrance hall with stairs leading up to the first floor. Off the hallway is the spacious main living room, which serves as the central hub of the ground floor. From here, you have access to a recently fitted kitchen complete with updated units and a side door out to the garden. The living room also opens directly into a bright rear conservatory (currently arranged as a games room), creating a second living zone with direct access out to the garden.

The first floor landing leads to two well proportioned double bedrooms, both with adequate room for double beds and storage. A modern family bathroom completes the upstairs accommodation. To the rear is a generous south-facing garden that receives maximum sunlight throughout the day. The garden is mainly laid to lawn and includes a practical brick built storage shed.

Hatfield Grove is well positioned for a range of local schools, nearby shops and convenient transport links into Chelmsford city centre and mainline station, making this a fantastic family home in a highly convenient location.

Ground Floor



APPROX INTERNAL FLOOR AREA
43 SQ M 460 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
75 SQ M 801 SQ FT
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First Floor



APPROX INTERNAL FLOOR AREA
32 SQ M 342 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
75 SQ M 801 SQ FT
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Outbuilding

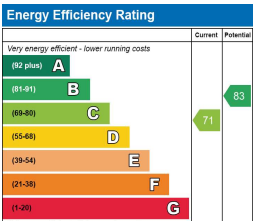


APPROX INTERNAL FLOOR AREA
6 SQ M 65 SQ FT
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Features

- Off road parking
- Generous south-facing rear garden
- 801 sqft of accommodation
- Within easy reach to local shops, and amenities
- Local school just 170 yards away
- Close to both Central Park & - Oaklands Park
- Versatile conservatory currently used as a games room
- Two spacious double bedrooms
- 1.3 mile walk to Chelmsford mainline station
- Cul-De-Sac Location

EPC Rating



Tenure: Freehold

Agents Note: This part of the development features Laing Easiform concrete homes. They usually don't cause issues when securing a mortgage, but we strongly suggest that any interested buyer confirm with their lender before committing.

Band B is the council tax band for this property with an annual amount of £1,686.09

The Nitty Gritty (Spiderman Edition)

Every great hero needs a trusted team, and over the years we've spun a web of reliable local professionals to help make your property journey as smooth as possible. From mortgage advisers to solicitors, if we recommend someone, it's because we believe they have the superpowers to get the job done.

On occasion, a small number of these trusted partners (certainly not the majority) may pay us a referral fee of up to £200. There's no need to feel caught in our web though – you're under no obligation to use anyone we recommend, and the choice is always yours.

Before you can become the newest hero of your new home, there's one final mission! If your offer is accepted and you proceed with the purchase of one of our properties, an administration charge of £36 including VAT per person (non-refundable) is payable to complete our Anti-Money Laundering identity checks. After all... even Spider-Man has to prove who's behind the mask!

