

Lot 84

Auction Date:
24th September
2026

Semi-Detached House For Improvement

📍 10 Falmouth Road, Springfield, Chelmsford, Essex, CM1 6HY

GUIDE PRICE

£225,000+ ^{*} + FEES



Scan the QR code to view the property online



CATEGORY

🏠 Vacant Residential

TENURE

🚩 Freehold

BEDROOMS

🛏 x 3

BATHROOMS

🚿 x 1

KEY FEATURES

- | | | | |
|-----------------------------------|------------------|--------------------|----------------------|
| ✓ Freehold with vacant possession | ✓ Three bedrooms | ✓ Garage & parking | ✓ Garden to the rear |
|-----------------------------------|------------------|--------------------|----------------------|

Semi-detached house of non-traditional construction is situated in the popular residential location of Springfield with local shops, schools and open spaces. The parish of Springfield is well placed for access to Chelmsford city centre via road, local bus services and cycle paths. Chelmsford city centre offers a good range of high street shopping, bars, restaurants and recreational facilities with travel to further afield possible via Chelmsford bus station and mainline railway station to London (Liverpool Street).

The subject property offers accommodation over two levels and has mostly replacement double-glazed windows, off-street parking, garage and gardens to rear. However the house is in need of improvement and modernisation.

GROUND FLOOR

Entrance reception hallway, living room, kitchen/dining room opening to rear extension providing additional ground floor space.

FIRST FLOOR

Landing, three bedrooms, wet room and separate cloakroom/W.C.

OUTSIDE

To the front there is a driveway providing off-street parking with shared access between the houses to a garage. To the rear there is a garden.

EPC RATING F

COUNCIL TAX BAND A

AUCTIONEER'S NOTE

The floor plan has been provided by the EPC Assessor.

FREEHOLD WITH VACANT POSSESSION



The map and satellite images are based on postcode information and are available for directions only. They may not necessarily show the exact lot being offered, but will be in close proximity. Please refer to the sale plan in the legal documentation for precise details of the lot to be sold.

Paul Bridgeman/Gabby Giedraite
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Joint Agents



The Home Partnership
[01245 250222](tel:01245250222)

Additional Pictures







Important

All lots are sold subject to the legal documentation which includes the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

* Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at cliveemson.co.uk, or contact us on 01622 608400, in order to stay fully informed with the up-to-date information.

Additional Fees

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors. For more information on fees please go to [Buyers Fees](#)