

HOME



Chelmsford
Guide Price £750,000
3-bed grade II listed end terrace house

New London Road

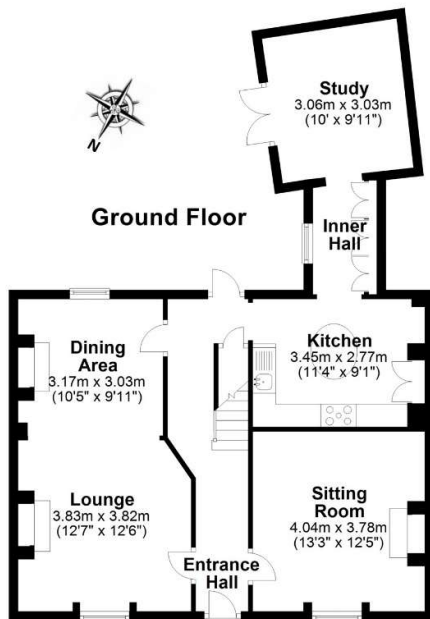
This exceptional Victorian home distinguished by its many Georgian characteristics and appearance combining elegant symmetry and sash windows is located on the highly sought after New London Road within the Old Moulsham area of the City. Brimming with original character this beautifully presented home seamlessly blends classic period charm with the needs of modern day contemporary living. Inside, there is a centrally positioned entrance hall, bright and airy reception rooms with high ceilings and log burner to the lounge, elegant proportions, and period detailing create a true sense of calm whether your simply relaxing or entertaining. There is also a modern kitchen, private study, three double bedrooms and spacious bathroom. Outside, there are front and rear gardens and on road permit parking for residents.

New London Road is one of the City's most sought after and requested roads to live on, located in the sought after Old Moulsham area in the heart of Chelmsford. The railway station is just a short walk away that 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 stones throw 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.

Old Moulsham
88 Moulsham Street
Essex CM2 0JF

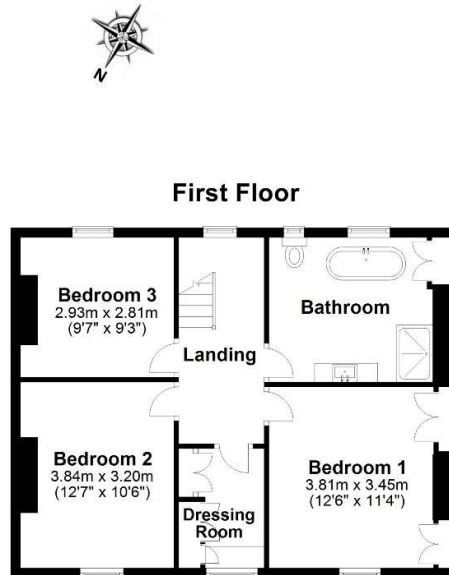
Sales
01245 344 644
Lettings
01245 253 377
Mortgages
01245 253 370

thehomepartnership.co.uk



APPROX INTERNAL FLOOR AREA
74 SQ M 796 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
135 SQ M 1449 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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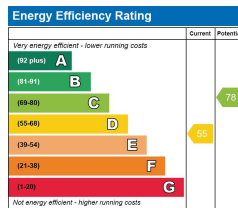
APPROX INTERNAL FLOOR AREA
61 SQ M 653 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
135 SQ M 1449 SQ FT
This plan is for layout guidance only and is
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Features

- No onward chain
- Grade II listed
- Two large reception rooms
- Private study
- Modern kitchen
- Three double bedrooms
- Bathroom with roll top bath
- Sought after Old Moulsham
- Walking distance of the railway station
- Trains to London Stratford from 31 mins & Liverpool Street from 36 mins

EPC Rating



The Nitty Gritty

Tenure: Freehold

Agents Note: The property is located within a designated conservation area.

The Council tax band for the property is Band D with an annual amount of £2,167.83

The Nitty Gritty (Only Fools & Horses Edition)

As proud members of the Peckham community, we've met a few proper traders along the way who know their onions. If we put you in touch with someone, it's because we genuinely believe they'll do a cushty job and keep things running as smooth as Del Boy's patter. Now, just so everything's above board, a small handful of the people we recommend (and we mean a small handful — not the usual suspects) may, on occasion, slip us a modest referral fee of up to £200. No pressure though — you're absolutely not obliged to use anyone we suggest. This time next year... you'll still have the choice.

If you go on to have an offer accepted on one of our properties and decide to proceed with the purchase, there'll be a small administration charge of £36 including VAT per person (non-refundable). This covers the Anti-Money Laundering identity checks — all very official, very above board, and definitely not run out of the back of a three-wheeled van. Lovely jubbly.

