



Princes Gate
£595,000
4-bed detached house

Gunson Gate

Upon entering the property, you are welcomed by a spacious entrance hall, providing access to the principal ground floor accommodation. The generous lounge benefits from a bay window, creating a bright space. Further along the hallway is a well-proportioned kitchen with access to the rear garden, alongside a separate dining room and a convenient ground floor cloakroom completes the downstairs accommodation.

Moving upstairs, the property offers four well-sized bedrooms, providing excellent flexibility for a growing family or those requiring additional home-working or guest accommodation. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom. Externally, the property benefits from a good-sized rear garden, offering a pleasant outdoor space for families and entertaining. To the front, there is a driveway providing off-road parking, together with the added benefit of a garage.

This home is ideally situated just 1.1 miles from Chelmsford High Street, providing easy access to a range of shops, restaurants, and amenities. Chelmsford College is also within walking distance at just 0.4 miles away. There is also a local bus route giving direct access into Chelmsford City Centre as well as being within the school catchment area of Moulsham High School.

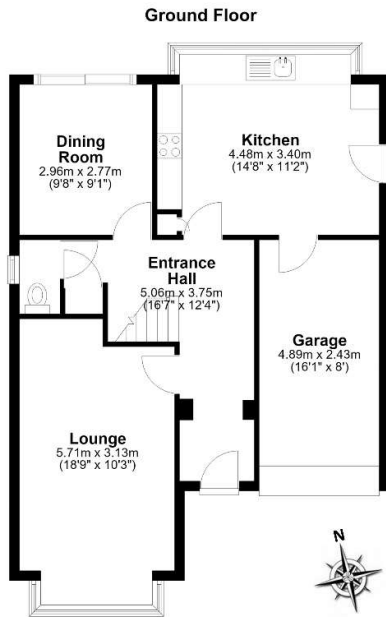
In Chelmsford, there is no shortage of things to do. History buffs can explore the Chelmsford Cathedral or the Hylands House and Estate, while nature enthusiasts can enjoy the beautiful parks and gardens scattered throughout the city. Shoppers will love browsing the stores in the High Chelmer Shopping Centre or taking a stroll down Bond Street for unique boutiques.

Chelmsford
11 Duke Street
Essex CM1 1HL

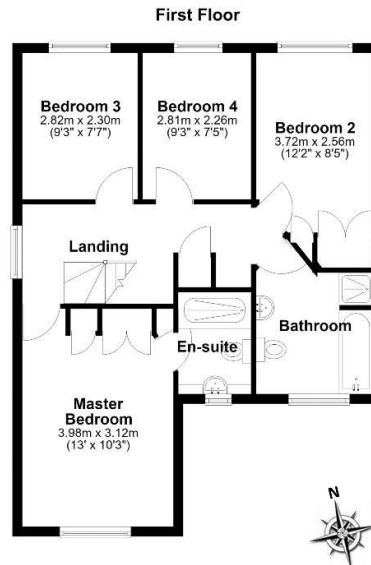
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Floor Plans



APPROX INTERNAL FLOOR AREA
56 SQ M 597 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
117 SQ M 1248 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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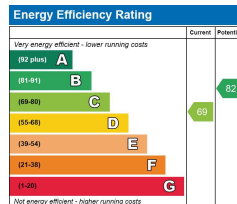


APPROX INTERNAL FLOOR AREA
61 SQ M 651 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
117 SQ M 1248 SQ FT
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Features

- Popular Princes Gate development
- An impressive 1,248 SQ FT
- Master bedroom with ensuite shower room
- Driveway parking & garage
- Approx 0.5 miles to Moulsham High School
- 0.4 miles to Chelmsford College
- Ground floor cloakroom
- Close proximity to local amenities
- On bus routes to Chelmsford City centre
- Easy access to the A12
- Approx 1.4m to Chelmsford station

EPC Rating



Tenure Freehold

Council Tax Band E is the council tax band for this property with an annual amount of £2,758.36.

The Nitty Gritty

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

