

# HOME



**Chelmer Village**  
**£340,000**  
**2-bed semi detached house**

## Golding Thoroughfare

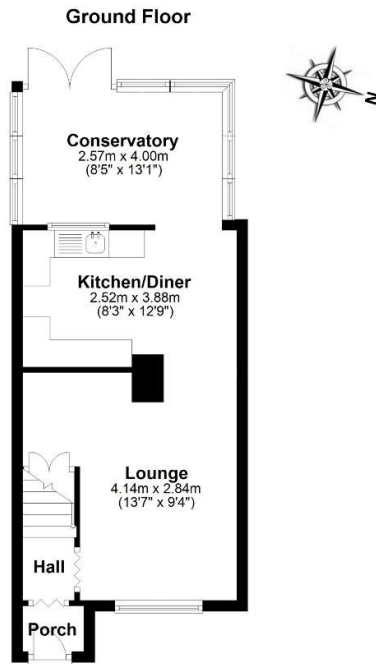
This well-presented semi-detached house in Chelmsford is the perfect first-time purchase for those looking to get onto the property ladder. The house is in excellent condition throughout, with a well presented kitchen/dining room, as well as a cosy living room. The property also offers a conservatory to the rear for extra living space and potential to extend (STPP). Upstairs, there is two double bedrooms, making it ideal for first time buyers looking for extra space. Outside, the property benefits from a driveway for two cars, making parking convenient for residents and visitors. The south/west facing garden is a delightful feature, perfect for enjoying the sunny weather or having a barbecue with friends and family.

Located nearby to Chelmer Village retail park, residents will have easy access to a range of shops, restaurants, and amenities. Chelmsford Station is just a 1.7-mile walk away, providing great transport links for commuters. The property also has excellent access to the A12, making it easy to travel to neighbouring towns and cities. Chelmsford, Essex, is a vibrant city with plenty to offer residents. From shopping at the High Chelmer shopping center to exploring the beautiful Hylands Park, there is something for everyone to enjoy. Sports enthusiasts can take advantage of the local golf courses, tennis clubs, and leisure centres. Chelmsford also boasts a thriving arts scene, with theatres, galleries, and annual festivals to discover.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

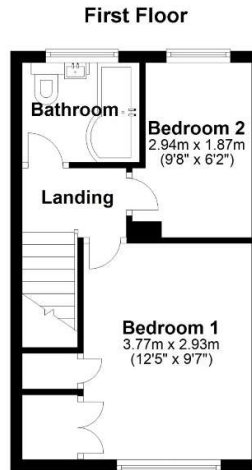
**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)



APPROX INTERNAL FLOOR AREA  
37 SQ M 399 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
64 SQ M 687 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  
27 SQ M 288 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
64 SQ M 687 SQ FT

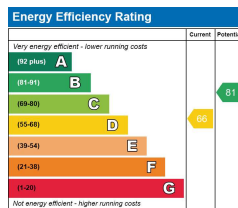
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**Features**

- Two bedrooms
- Driveway for two cars
- Perfect first time purchase
- South/west facing garden
- Conservatory
- Nearby to Chelmer Village retail park
- Well presented throughout
- 1.7 Mile walk to Chelmsford Station
- Great access to the A12

**EPC Rating**



**The Nitty Gritty**

Tenure: Freehold

Band C is the Council Tax band for this property and the annual council tax bill is £1,909.28.

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

