

# HOME



**Chelmsford**  
**Offers in region of £485,000**  
**3-bed terraced house**

## Campbell Close

We are delighted to bring to the market this attractive, spacious and beautifully presented 1930s-built three double bedroom family home, superbly positioned within a well-established cul-de-sac on the highly regarded south side of Chelmsford.

The well-planned accommodation begins with a welcoming entrance hall, leading to a comfortable lounge and a separate dining room, ideal for both everyday living and entertaining. The modern fitted kitchen is complemented by a useful utility cupboard and a convenient ground floor cloakroom.

To the first floor, a generous landing provides access to three excellent-sized double bedrooms and a stylishly re-fitted family bathroom.

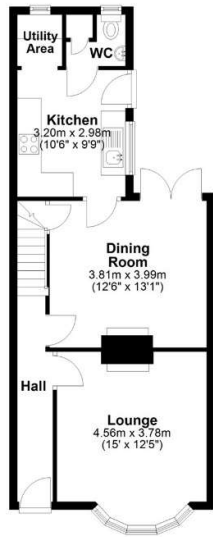
Further benefits include gas-fired radiator heating, replacement sealed-unit double glazing, and attractive stripped panelled internal doors throughout. Externally, the property enjoys a well-maintained rear garden extending to approximately 50 feet, with shed (to remain) offering a lovely space for relaxation and outdoor enjoyment.

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

**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
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[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

Ground Floor

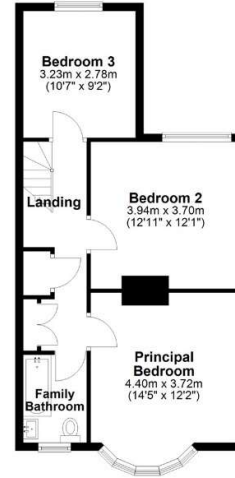


APPROX INTERNAL FLOOR AREA  
50 SQ M 540 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
101 SQ M 1092 SQ FT

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,  
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any decisions reliant upon them.

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First Floor



APPROX INTERNAL FLOOR AREA  
51 SQ M 552 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
101 SQ M 1092 SQ FT

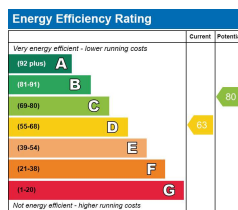
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Features

- 1930s bay fronted family home
- Outstanding-rated primary school nearby
- Cul-de-sac location
- Good access to A12 & M25
- Walking distance of Tesco superstore
- On a bus route to the City centre & railway station
- Sought after location
- Within easy reach of Chelmsford college
- Close proximity to Oaklands park
- Highly regarded Secondary School close by

EPC Rating



The Nitty Gritty

Tenure: Freehold

Band C is the council tax band for this property with an annual amount of £1,926.96.

As an integral part of the community, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will 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.

