

# HOME



**Channels**  
**Offers Over £250,000**  
**3-bed link detached house**

## Brassie Wood

This three bedroom link-detached house presents an excellent opportunity for buyers looking for a project with significant potential. The property is being offered at a substantially reduced guide price to reflect the underpinning and remedial works required due to suffering from subsidence, making it an ideal purchase for experienced developers and investors. The house itself offers a great footprint with an open plan living arrangement, three good size bedrooms, enclosed garden and a first floor terrace.

The property is available to cash buyers only, due to the structural works required and to assist interested parties, full reports and supporting documentation are available upon request.

Channels has quickly become one of the most exciting and highly sought after places to live where you can take a calming walk around the various lakes that are dotted around the development and access through to the connecting foot and cycle paths set in acres of landscaped and open space in the neighbouring Beaulieu Park area. The Park and Ride (North) bus service is located just a short drive away which takes you direct to the railway station. Chelmsford station has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. Neighbouring Beaulieu Park has a recently opened train station and a parade of shops with a Sainsbury's Local and a Costa Coffee to name a few.

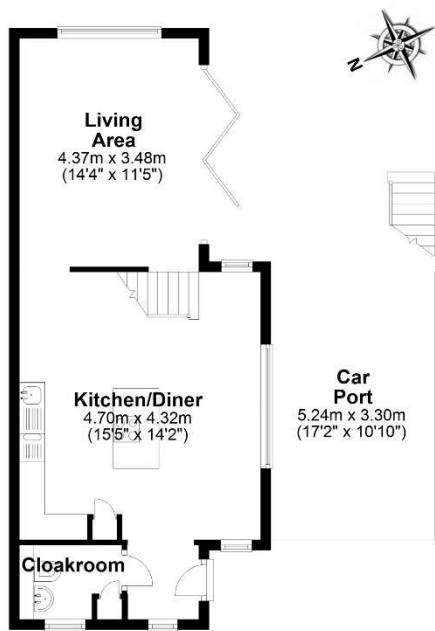
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[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

## Floor Plans

### Ground Floor

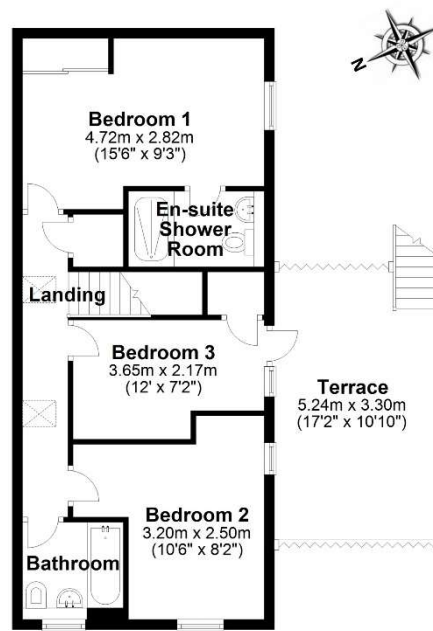


APPROX INTERNAL FLOOR AREA  
46 SQ M 497 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
100 SQ M 1074 SQ FT

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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### First Floor



APPROX INTERNAL FLOOR AREA  
54 SQ M 577 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
100 SQ M 1074 SQ FT

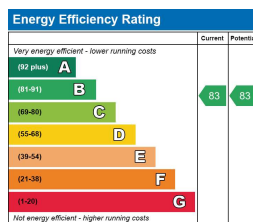
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### Features

- CASH BUYERS ONLY
- Underpinning required
- Modern link detached house
- Cloakroom
- Open plan living design
- Three good size bedrooms
- Two bath/shower rooms
- Carport & driveway
- Garden & first floor terrace
- Full report available upon request

### EPC Rating



### The Nitty Gritty (Ed Sheeran Edition)

Tenure: Freehold

Estate Service Charge: £440 per annum.

Council Tax: The Council tax for this property is band E with an annual amount of **£2,702.26**.

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 possible – because when buying a home, you want things to feel 'Perfect' and run smoothly from start to finish. 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, there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks – just a small step before you can say “we found love right where we are.”

