

HOME



Springfield
£400,000
3-bed end terraced house

Great Cob

This three bedroom end of terrace home is located within a cul-de-sac position and has been lovingly and beautifully modernised during the sellers ownership. Inside, there is an entrance hall, ground floor cloakroom, open plan kitchen, lounge/dining with a bespoke media wall with a central space for a television, family or play area, three good size bedrooms and a bathroom. Outside, there are front and rear gardens and a garage to rear. Other benefits for this home include uPVC double glazed windows and a gas fired central heating system by radiators. An early internal viewing is highly recommended to avoid disappointment.

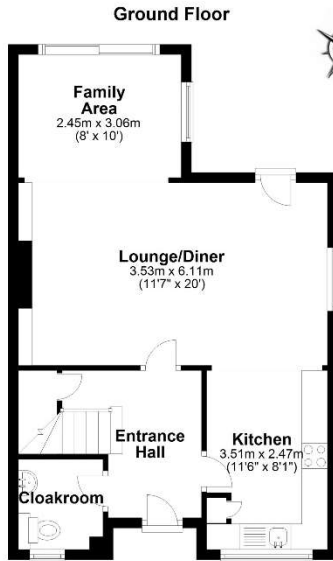
Great Cob is located in the popular Springfield area of the City on the outskirts of the City centre. There are various local shops and amenities on your door step to cater for everyday needs. Springfield offers excellent links to the A12 and is on a bus route in to the City and railway station with trains to London Stratford from 31 minutes and Liverpool Street from 36 minutes.

Chelmsford
11 Duke Street
Essex CM1 1HL

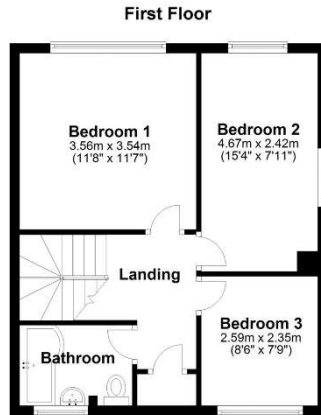
Sales
01245 250 222
Lettings
01245 253 377
Mortgages
01245 253 370

thehomepartnership.co.uk

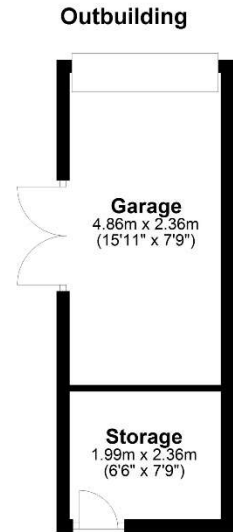
Floor Plans



APPROX INTERNAL FLOOR AREA
90 SQ M 944 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
94 SQ M 1015 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
44 SQ M 471 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
94 SQ M 1015 SQ FT
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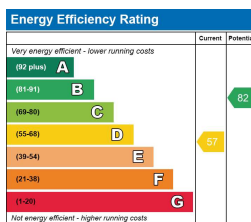


TOTAL APPROX INTERNAL FLOOR AREA
16 SQ M 176 SQ FT
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Features

- Extended to the ground floor
- Open plan kitchen
- Cloakroom
- Lounge/diner
- Family area
- Three good size bedrooms
- Garage to rear
- Walking distance of the shops & schools
- Good access to the A12
- On a bus route to the City centre & railway station

EPC Rating



The Nitty Gritty

Tenure: Freehold

First agents Note: We are required under the Estate Agents Act 1979 and the Provision of Information Regulations 1991, to advise you that the vendor is a 'connected person' defined by the act.

Band C is the Council Tax band for this property and the annual council tax bill is £1,852.88.

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 £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

