

# HOME



**Chelmsford**  
**Guide Price £450,000**  
**3-bed semi detached house**

## Foxglove Avenue

This semi-detached house in Chelmsford is a modern family home that boasts several attractive features. With 6 years remaining on the new build warranty, buyers can rest assured that this property is in excellent condition. Situated in the desirable Newland Spring School primary catchment area, this home is also within the catchment areas for Chelmer Valley and St John Payne's High School, making it an ideal choice for families with children.

The property offers driveway parking for two vehicles, as well as a west-facing rear garden complete with a modern summer house that has power and light connected. The open plan kitchen/diner features integrated appliances, while a separate utility room provides additional convenience. The master bedroom includes an ensuite bathroom, adding a touch of luxury to this lovely home.

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

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

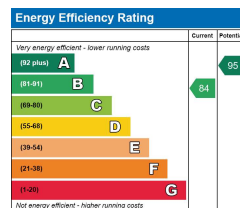
**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370



**Features**

- 6 years remaining on new build warranty
- Newland Spring School primary catchment
- Chelmer Valley & St John Payne's High School catchment
- Driveway parking for two vehicles
- West facing rear garden
- Modern summer house with power & light connected
- Open plan kitchen/diner with integrated appliances
- Separate utility room
- Master bedroom with ensuite
- Complete onward chain

**EPC Rating**



**The Nitty Gritty**

Tenure: Freehold

Agents Note: Any interested parties should be made aware that there is an annual estate charge for the upkeep of this development. We are yet to receive confirmation of the exact amount.

Band D is the Council Tax band for this property and the annual council tax bill is £2,010.69.

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.

