

# HOME



**Old Moulsham**  
**Guide Price £375,000**  
**2-bed terraced house**

## Upper Bridge Road

This Victorian character cottage is located just a short walk from Chelmsford's railway station and High Street making an ideal first time or investment purchase. Inside, there is a wealth of charm and original features with two separate reception rooms, a good size kitchen, two double bedrooms and a first floor four piece bathroom located off of the landing. Outside, there is on road permit parking available for residents at a small fee and an enclosed garden to rear.

Upper Bridge Road is situated within the heart of the City, just a short walk from Chelmsford Railway Station and High Street. The Railway Station and High Street can be accessed on foot through Central Park which is situated at the bottom of Seymour Street opposite. Chelmsford station has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. The High Street has an extensive selection of places to eat, drink and socialise, with further access to High Chelmer, The Meadows and Bond Street where you will find the well-known retailer John Lewis. Moulsham Street is a great alternative to visit with a number of independent eateries and several traditional public houses with a choice of real ales and hot food.

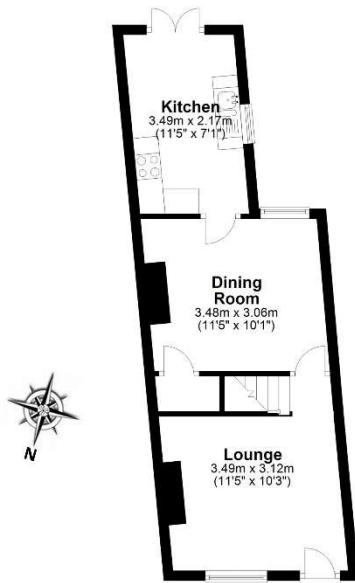
**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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

## Floor Plans

Ground Floor

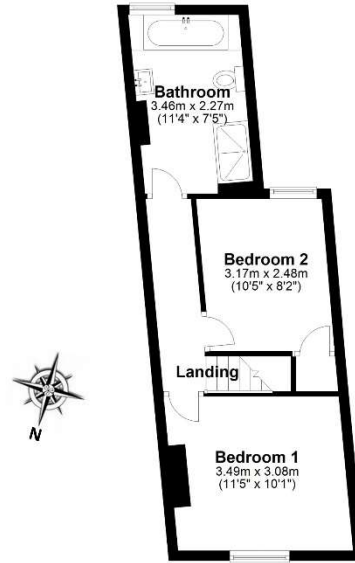


APPROX INTERNAL FLOOR AREA  
33 SQ M 351 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
66 SQ M 704 SQ FT

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  
33 SQ M 351 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
66 SQ M 704 SQ FT

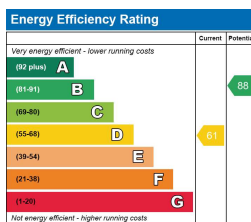
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## Features

- Walking distance of the railway station & High Street
- Trains to London Stratford from 31 minutes & Liverpool Street from 36 minutes
- Two reception rooms
- Good size kitchen
- Two double bedrooms
- Spacious bathroom off of the landing
- Gas fired central heating by radiators
- Enclosed garden
- Four piece bathroom suite
- Ideal first time or investment purchase

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

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

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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.

