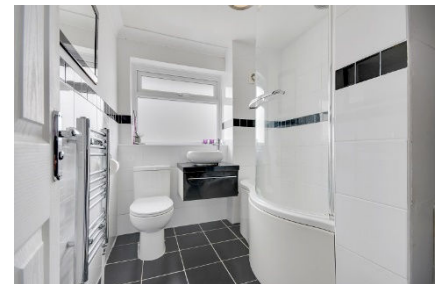


# HOME



**Chelmsford**  
**£380,000**  
**3-bed semi-detached house**

## Linnet Drive

Situated on the popular tile kiln development is this well-maintained three-bedroom semi-detached family house. The accommodation comprises an entrance hall with staircase to the first floor and a useful ground floor cloakroom. There is a good-sized dual aspect lounge/diner with double glazed patio doors leading onto a small conservatory. The kitchen is fitted with a range of base and eye level units and has space and plumbing for a washing machine and slimline dishwasher. There is a window to the side aspect and a double-glazed door giving access to the rear garden. Upstairs there are three bedrooms as well as a bathroom WC.

The front garden is of open plan design and laid to lawn. A side pedestrian access leads to the rear garden which commences with a paved patio area and is then laid principally to lawn. A rear gate gives access to a brick-built garage with up and over door, light and power connected, and personal door leading into the rear garden. In front of the garage there is a parking space. The current owners have replaced the windows and added the cladding to the front of the house two years ago.

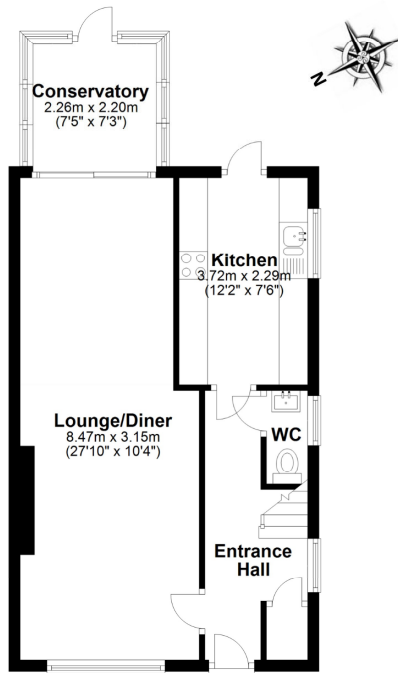
**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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

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

## Floor Plans

### Ground Floor



APPROX INTERNAL FLOOR AREA  
48 SQ M 516 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
91 SQ M 977 SQ FT

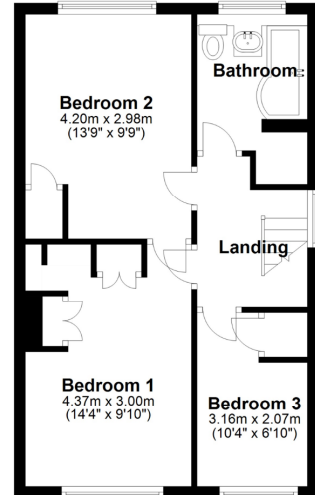
This plan is for layout guidance only and is NOT TO SCALE

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.

Copyright

HOME

### First Floor



APPROX INTERNAL FLOOR AREA  
43 SQ M 461 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
91 SQ M 977 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.

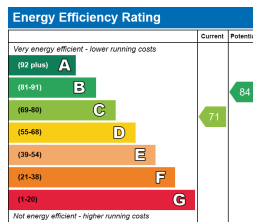
Copyright

HOME

## Features

- On a bus route to the City & station
- Good access to the A12 & A414
- Walking distance of the local parade of shops & Chelmer Park
- Ground floor cloakroom
- Garage & parking to the rear
- Nearby to local Primary and Secondary schools
- Lounge/Diner
- Replacement windows
- Gas radiator central heating
- Popular location

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

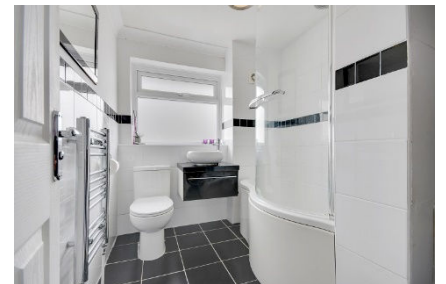
Band C is the Council Tax band for this property and the annual council tax bill is £1,852.88.

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.



# HOME



**Chelmsford**  
**£380,000**  
**3-bed semi-detached house**

## Linnet Drive

Situated on the popular tile kiln development is this well-maintained three-bedroom semi-detached family house. The accommodation comprises an entrance hall with staircase to the first floor and a useful ground floor cloakroom. There is a good-sized dual aspect lounge/diner with double glazed patio doors leading onto a small conservatory. The kitchen is fitted with a range of base and eye level units and has space and plumbing for a washing machine and slimline dishwasher. There is a window to the side aspect and a double-glazed door giving access to the rear garden. Upstairs there are three bedrooms as well as a bathroom WC.

The front garden is of open plan design and laid to lawn. A side pedestrian access leads to the rear garden which commences with a paved patio area and is then laid principally to lawn. A rear gate gives access to a brick-built garage with up and over door, light and power connected, and personal door leading into the rear garden. In front of the garage there is a parking space. The current owners have replaced the windows and added the cladding to the front of the house two years ago.

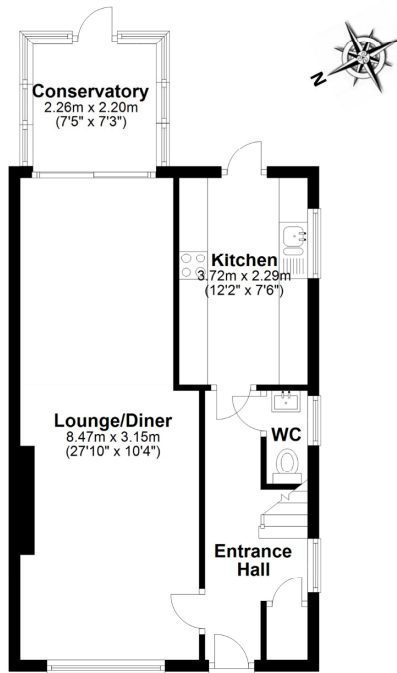
**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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

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

## Floor Plans

### Ground Floor



APPROX INTERNAL FLOOR AREA  
48 SQ M 516 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
91 SQ M 977 SQ FT

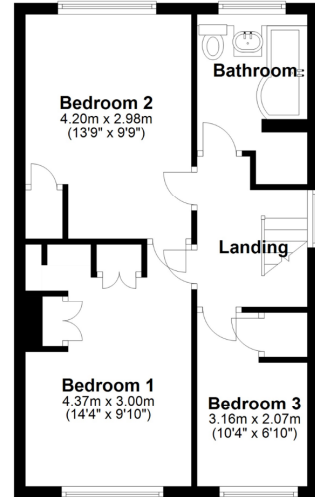
This plan is for layout guidance only and is NOT TO SCALE

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.

Copyright

HOME

### First Floor



APPROX INTERNAL FLOOR AREA  
43 SQ M 461 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
91 SQ M 977 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.

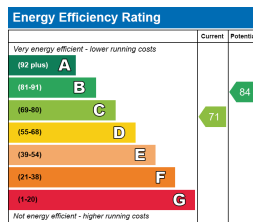
Copyright

HOME

## Features

- On a bus route to the City & station
- Good access to the A12 & A414
- Walking distance of the local parade of shops & Chelmer Park
- Ground floor cloakroom
- Garage & parking to the rear
- Nearby to local Primary and Secondary schools
- Lounge/Diner
- Replacement windows
- Gas radiator central heating
- Popular location

## 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.

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.



# HOME



**Chelmsford**  
**£380,000**  
**3-bed semi-detached house**

## Linnet Drive

Situated on the popular tile kiln development is this well-maintained three-bedroom semi-detached family house. The accommodation comprises an entrance hall with staircase to the first floor and a useful ground floor cloakroom. There is a good-sized dual aspect lounge/diner with double glazed patio doors leading onto a small conservatory. The kitchen is fitted with a range of base and eye level units and has space and plumbing for a washing machine and slimline dishwasher. There is a window to the side aspect and a double-glazed door giving access to the rear garden. Upstairs there are three bedrooms as well as a bathroom WC.

The front garden is of open plan design and laid to lawn. A side pedestrian access leads to the rear garden which commences with a paved patio area and is then laid principally to lawn. A rear gate gives access to a brick-built garage with up and over door, light and power connected, and personal door leading into the rear garden. In front of the garage there is a parking space. The current owners have replaced the windows and added the cladding to the front of the house two years ago.

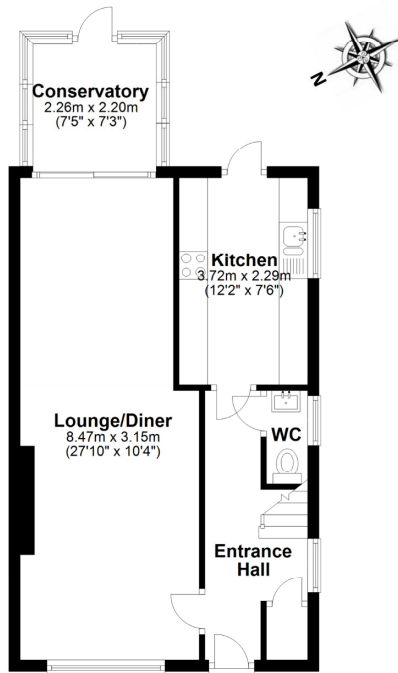
**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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

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

## Floor Plans

### Ground Floor



APPROX INTERNAL FLOOR AREA  
48 SQ M 516 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
91 SQ M 977 SQ FT

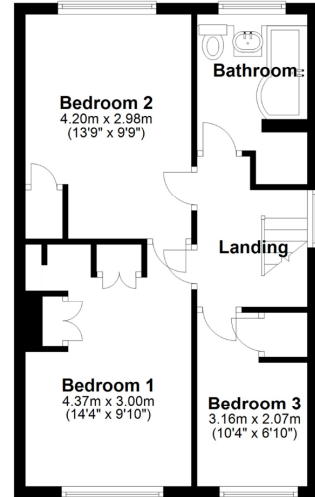
This plan is for layout guidance only and is NOT TO SCALE

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.

Copyright

HOME

### First Floor



APPROX INTERNAL FLOOR AREA  
43 SQ M 461 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
91 SQ M 977 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.

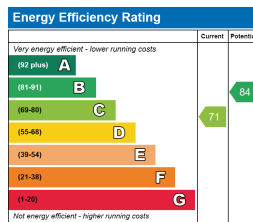
Copyright

HOME

## Features

- On a bus route to the City & station
- Good access to the A12 & A414
- Walking distance of the local parade of shops & Chelmer Park
- Ground floor cloakroom
- Garage & parking to the rear
- Nearby to local Primary and Secondary schools
- Lounge/Diner
- Replacement windows
- Gas radiator central heating
- Popular location

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

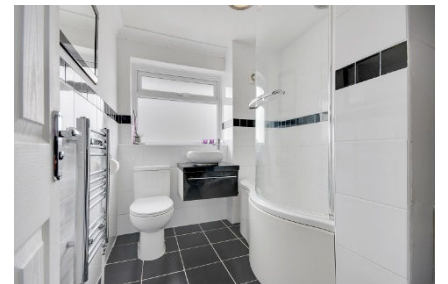
Band C is the Council Tax band for this property and the annual council tax bill is £1,852.88.

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.



# HOME



**Chelmsford**  
**£380,000**  
**3-bed semi-detached house**

## Linnet Drive

Situated on the popular tile kiln development is this well-maintained three-bedroom semi-detached family house. The accommodation comprises an entrance hall with staircase to the first floor and a useful ground floor cloakroom. There is a good-sized dual aspect lounge/diner with double glazed patio doors leading onto a small conservatory. The kitchen is fitted with a range of base and eye level units and has space and plumbing for a washing machine and slimline dishwasher. There is a window to the side aspect and a double-glazed door giving access to the rear garden. Upstairs there are three bedrooms as well as a bathroom WC.

The front garden is of open plan design and laid to lawn. A side pedestrian access leads to the rear garden which commences with a paved patio area and is then laid principally to lawn. A rear gate gives access to a brick-built garage with up and over door, light and power connected, and personal door leading into the rear garden. In front of the garage there is a parking space. The current owners have replaced the windows and added the cladding to the front of the house two years ago.

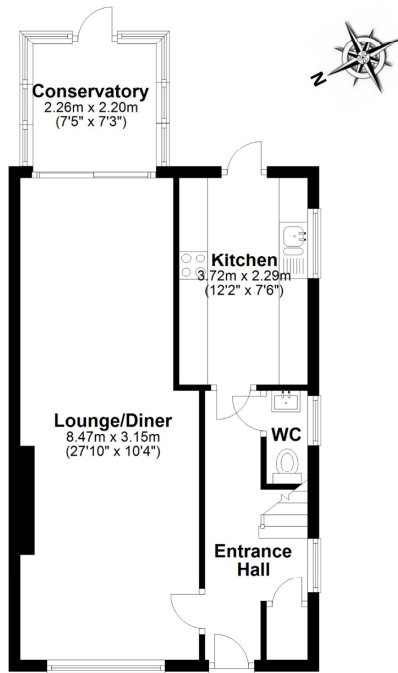
**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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

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

## Floor Plans

### Ground Floor



APPROX INTERNAL FLOOR AREA  
48 SQ M 516 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
91 SQ M 977 SQ FT

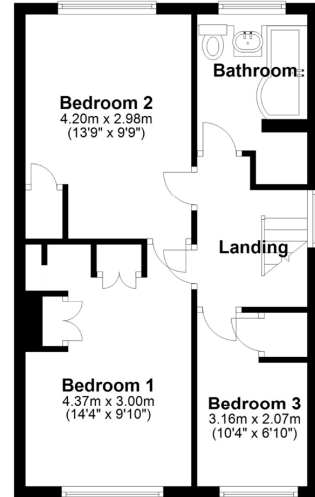
This plan is for layout guidance only and is NOT TO SCALE

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.

Copyright

HOME

### First Floor



APPROX INTERNAL FLOOR AREA  
43 SQ M 461 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
91 SQ M 977 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.

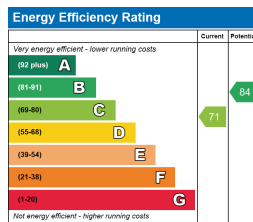
Copyright

HOME

## Features

- On a bus route to the City & station
- Good access to the A12 & A414
- Walking distance of the local parade of shops & Chelmer Park
- Ground floor cloakroom
- Garage & parking to the rear
- Nearby to local Primary and Secondary schools
- Lounge/Diner
- Replacement windows
- Gas radiator central heating
- Popular location

## 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.

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.

