

HOME



Chelmsford
£485,000
3-bed semi-detached house

Manor Road

Offered for sale with no onward chain is this recently renovated three bedroom semi detached house situated in the sought after Old Moulsham area. The accommodation comprises an entrance hall with a staircase to the first floor and storage cupboard beneath. To the front of the house, there is a sitting room with a feature fireplace and exposed floorboards. There is a separate dining room with an fireplace and exposed floorboards. The kitchen has been re-fitted with a range of base and eye level units. There is space for a cooker with an extractor hood above and space and plumbing for a washing machine. A door gives access to the rear garden. To further complement the ground floor accommodation there is a cloakroom. Upstairs, there are three good sized bedrooms as well as a re-fitted shower room/WC with a walk-in shower. To the rear of the house, there is a recently laid patio area which extends to the side. The remainder of the garden is laid to lawn with a garden tap and side gate. The recent improvements to this house include a new roof, a new damp proof course, rewire and new windows.

Chelmsford
11 Duke Street
Essex CM1 1HL

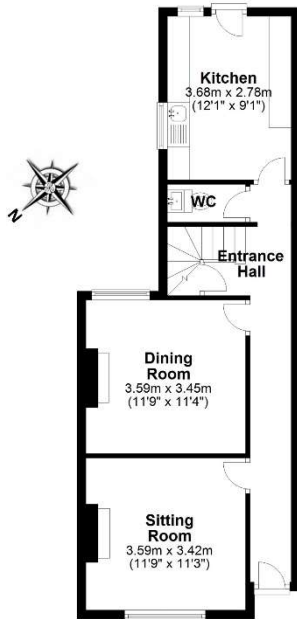
Sales
01245 250 222
Lettings
01245 253 377
Mortgages
01245 253 370

thehomepartnership.co.uk

Manor Road is within a 10 minute (0.4 miles) walk of the Chelmsford High Street with John Lewis and a vast array of shops, bars and restaurants. Various recreational facilities include parks and public open spaces such as Oaklands House which is set in a landscaped 12-acre park with a rose garden, sports pitches and tennis courts. Nearby Moulsham Street has a

Floor Plans

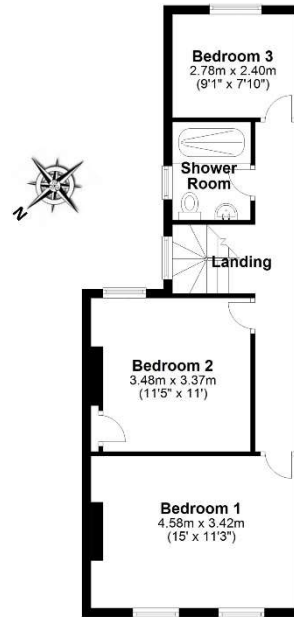
Ground Floor



APPROX INTERNAL FLOOR AREA
49 SQ M 530 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
99 SQ M 1067 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
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First Floor



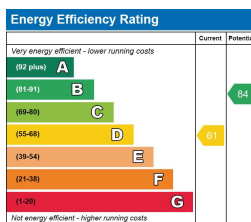
APPROX INTERNAL FLOOR AREA
50 SQ M 537 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
99 SQ M 1067 SQ FT
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Features

- No onward chain
- Recently renovated
- Ground floor cloakroom
- Two reception rooms
- Three bedrooms
- Shower room/WC
- On road permit parking
- Nearby sought after schools
- Walking distance of the High Street & railway station
- Trains to Stratford from 31 minutes & Liverpool Street from 36 minutes

EPC Rating



The Nitty Gritty

Tenure: Freehold

Agents Note: Any interested parties should be aware of the sub station adjacent to the property.

Council Tax: The Council tax for this property is band C with an annual amount of £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

