

# HOME



**Springfield**  
**Offers Over £325,000**  
**3-bed terraced house**

## Crocus Way

The interior of the house is ready to move into, making it the perfect opportunity to settle in just in time for Christmas! The south-facing garden creates a lovely outdoor space, ideal for hosting barbecues or relaxing with a book in the sunshine. Inside the house, the second bedroom features fitted wardrobes, providing ample storage space for clothing and personal belongings. This is a great feature for those who value organization and tidiness. One of the standout features of this property is the absence of any onward chain, making the buying process much smoother and quicker. No need to worry about any delays or complications. You will notice the garage in a block, providing ample space for storage or parking. There is also a convenient driveway to the front of the property, offering additional off-road parking options.

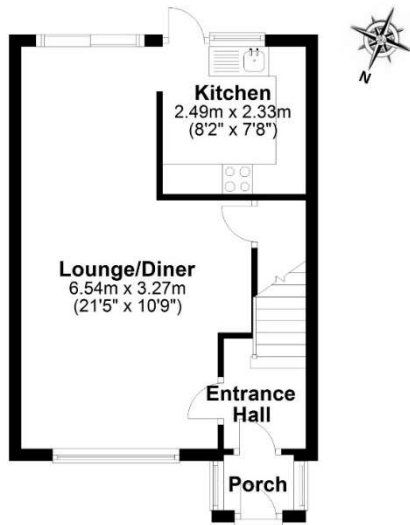
Families with children will appreciate the close proximity of Springfield Primary School, just a 0.2-mile walk away. This convenience allows for stress-free school runs and more quality time with your loved ones. For daily amenities, you will find a variety of local shops within walking distance. From grocery stores to pharmacies, everything you need is right on your doorstep. The property benefits from close access to the A12, a major road linking Chelmsford to London and other key destinations. This makes commuting or traveling by car a breeze.

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

**Sales**  
01245 250 222  
**Lettings**  
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[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

Ground Floor

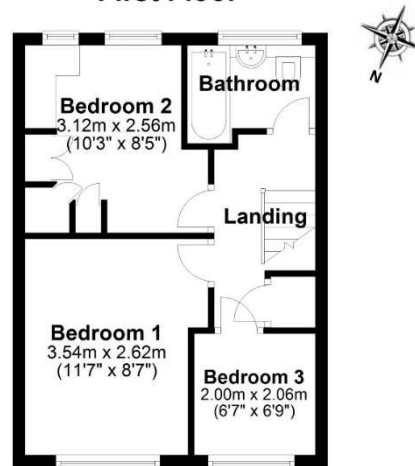


APPROX INTERNAL FLOOR AREA  
33 SQ M 358 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
65 SQ M 703 SQ FT

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  
32 SQ M 345 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
65 SQ M 703 SQ FT

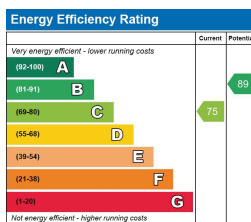
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Features

- Garage in a block
- Drive to front
- Ready to move into for Christmas!
- South facing garden
- No onward chain
- 0.2 Mile Walk to Springfield Primary School
- Perfect first time purchase
- Within walking distance of local shops
- Close access to the A12
- Fitted wardrobes to the second bedroom

EPC Rating



The Nitty Gritty

Tenure: Freehold

Council Tax: Band C for this property with an annual amount of £1,832.32.

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.

