

# HOME



**Chelmsford**  
**Offers Over £375,000**  
**3-bed semi detached house**

## Clarence Close

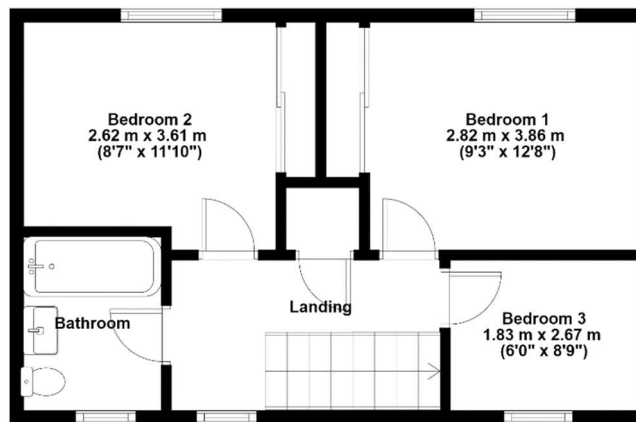
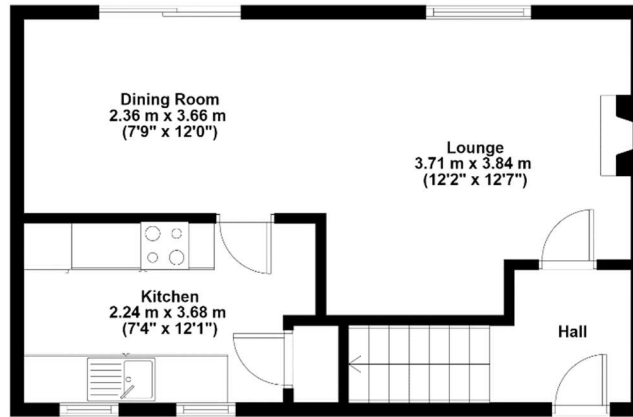
This beautifully presented semi-detached house in Chelmsford offers a comfortable and modern living space. With three bedrooms and one bathroom, this property is perfect for families or professionals looking for a spacious home. As you enter the house, you will immediately notice the attention to detail and the immaculate presentation throughout. The modern bathroom suite is stylishly designed and features high-quality fixtures and fittings. The fitted kitchen offers ample storage space and is equipped with modern appliances, making cooking a breeze. Upstairs, you will find two double bedrooms, both of which offer plenty of space for furniture and storage. The third bedroom is also a good size and would make for an ideal child's room or home office. Additionally, the property comes with a garage and off-street parking, providing convenient and secure parking options.

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

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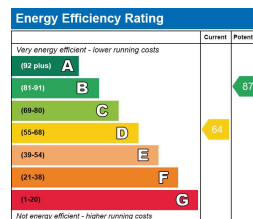
## Floor Plans



### Features

- Beautifully presented throughout
- Modern bathroom suite
- Fitted kitchen
- Two double bedrooms
- Complete onward chain!
- Garage and off street parking
- Walking distance to Barnes Farm and Chancellor Park primary school
- 1 mile walk to Chelmer Village retail park
- Within walking distance of ASDA supermarket
- Close to local river walks

### EPC Rating



### The Nitty Gritty

Tenure: Freehold

Band D is the Council Tax band for this property and the annual council tax bill is £2,044.35.

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.

