



Rosebery Road, Old Moulsham
Guide Price £600,000
3-bed semi detached house

HOME



EPC
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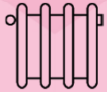
Council Band
C (£1,852.88)



Bedrooms
3



Bathrooms
1



Heating
Gas central
heating



Parking
Permit parking
to front



Outside Space
Garden to rear



Tenure
Freehold



Rosebery Road

This beautifully presented Victorian home is located in the sought after Old Moulsham area within the heart of Chelmsford.

There is still a wealth of original charm and character which wonderfully compliments the modern and extended kitchen/breakfast room.

Inside, there is an entrance hall, lounge with log burner and large bay window, dining area, modern and extended kitchen/breakfast room with high specification units and built in appliances, separate utility room, three bedrooms and a first floor bathroom.

Being a Victorian home you will also enjoy the high ceilings, large windows allowing an abundance of natural light through, spacious living areas and bedrooms.

Outside, there are front and rear gardens and on road permit parking to front for residents.



Features

- No onward chain
- Beautifully presented throughout
- Lounge with bay window & burner
- Dining area
- Extended kitchen/breakfast room
- Built in and integrated appliances
- Three good size bedrooms
- Walking distance of the railway station & High Street
- Near by sought after schools
- Must be viewed

Location

Moulsham Street is a great place to visit with a number of independent eateries and several traditional public houses and is located just a stones throw from this home.

Niceties

Close to Oaklands House public space which set in a landscaped 12-acre park with a rose garden, sports pitches, tennis courts & free entry museum.

Travel

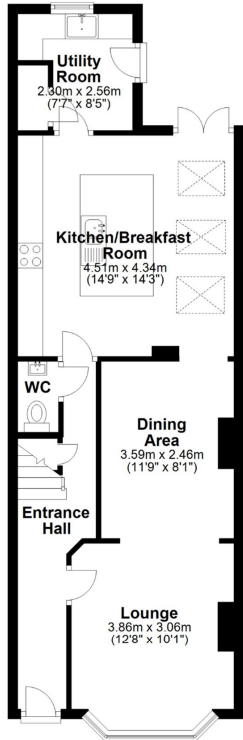
Situated within walking distance of the railway station where you can catch a train to London Stratford from 31 minutes and Liverpool Street from 36 minutes.

Schools

There are many primary & secondary schools located within walking distance, including Oaklands Infant School and Moulsham primary & secondary school.

Floor Plans

Ground Floor



APPROX INTERNAL FLOOR AREA
56 SQ M 603 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
100 SQ M 1075 SQ FT

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

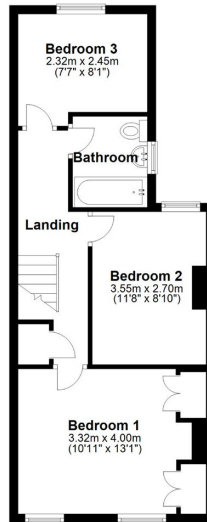
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First Floor



APPROX INTERNAL FLOOR AREA
44 SQ M 472 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
100 SQ M 1075 SQ FT

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EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

The Nitty Gritty

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.

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