

# HOME



**Chelmsford**  
**£350,000**  
**2-bed terraced house**

## Lionfield Terrace

This charming terraced house in Chelmsford is the perfect opportunity for first time buyers or investors alike. The open plan living area is bright and airy, creating a welcoming space for both relaxing and entertaining. The property features two spacious double bedrooms, one of which includes an en-suite shower room for added convenience. The property also benefits from gas central heating throughout, ensuring a comfortable living environment all year round. Outside, there is a well-sized garden perfect for summer barbecues and alfresco dining, as well as a driveway to the front providing off-road parking.

Located just a 0.9 mile walk from Chelmsford station, this property offers easy access to transport links for commuters. Additionally, Chelmsford itself has plenty to offer residents, with an array of shops, restaurants, and leisure facilities to enjoy. The city is also known for its rich history, with attractions such as Chelmsford Cathedral and Hylands House and Park providing opportunities for cultural exploration.

Don't miss out on the opportunity to make this lovely terraced house your new home in Chelmsford, Essex! Contact us today to arrange a viewing and secure this property with no onward chain.

**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)

Ground Floor

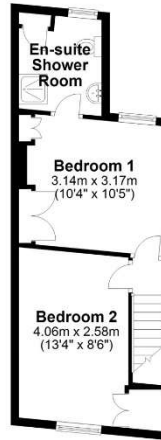


APPROX INTERNAL FLOOR AREA  
37 SQ M 394 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
69 SQ M 738 SQ FT

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  
32 SQ M 344 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
69 SQ M 738 SQ FT

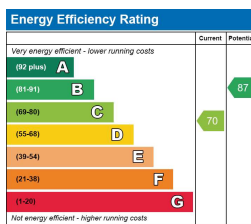
This plan is for layout guidance only and is NOT TO SCALE. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Copyright  
HOME

Features

- Perfect for first time buyers
- Two double bedrooms
- No onward chain!
- En-suite shower room
- Driveway to front
- Open plan living
- Ideal investment opportunity
- 0.9 Mile walk to Chelmsford station
- Well sized garden
- Gas central heating throughout

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.

