

HOME



Chelmsford
Guide Price £450,000
3-bed semi-detached house

St Margarets Road

This bright and airy home is being offered for sale in superb decorative order throughout and has approved permitted rights for a ground floor extension for a spacious kitchen/family room with bi-folding doors overlooking the garden. It also has consent for a loft conversion creating a new master bedroom with an en suite shower room.

Inside, there is an entrance hall, cloakroom, a through lounge/diner, study/utility room, modern kitchen and three bedrooms. Outside, there is a driveway which has a shared entrance providing off road parking for up to three vehicles subject to size and an enclosed lawned garden to rear.

Other benefits include being just a 1.3 mile walk of the railway station and City, uPVC double glazed windows and doors and a gas fired central heating system by radiators.

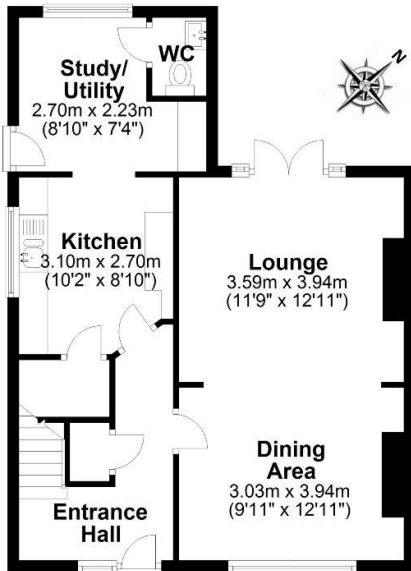
St Margarets Road is excellently positioned just a short walk to the railway station which has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. The City centre itself has two large shopping malls and a pedestrianised High Street home to a mix of shops, stores, and places to eat, drink and socialise. Bond Street shopping area is just off the High Street and is home to John Lewis and Everyman Cinema, you will also find a range of restaurants next to the river.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

thehomepartnership.co.uk

Ground Floor



APPROX INTERNAL FLOOR AREA
54 SQ M 586 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
99 SQ M 1073 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
45 SQ M 487 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
99 SQ M 1073 SQ FT

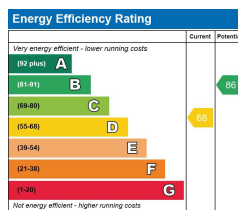
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Features

- Driveway for up to 3 vehicles
- Study/utility room
- Superb decorative order throughout
- Approved permitted rights
- 1.3 miles walk of the City & railway station
- Bright and airy lounge/diner
- Ground floor cloakroom
- Modern kitchen & bathroom
- uPVC double glazed windows & doors
- Gas fired central heating by radiators

EPC Rating



The Nitty Gritty

Tenure: Freehold

Council Tax: Band D is the council tax band for this property with an annual amount of £1,989.36

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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.

