

# HOME



**Chelmsford**  
**Offers over £220,000**  
**1-bed semi-detached house**

## Lupin Drive

This charming semi-detached house in Springfield is perfect for first-time buyers looking to get their foot on the property ladder. On the ground floor, you will find a well-presented living room, a modern kitchen, and a convenient downstairs w/c. The highlight of the property is the spacious double bedroom upstairs, offering plenty of space and natural light. The property is freehold, meaning you will have full ownership of both the house and the land it sits on. Outside, you will find a driveway for parking, as well as a good size garden, with a patio area to the side.

Located nearby to shops and within walking distance of local pubs, this property offers convenience and a vibrant community atmosphere. Whether you're looking for a peaceful retreat or a place to socialize, this semi-detached house has it all.

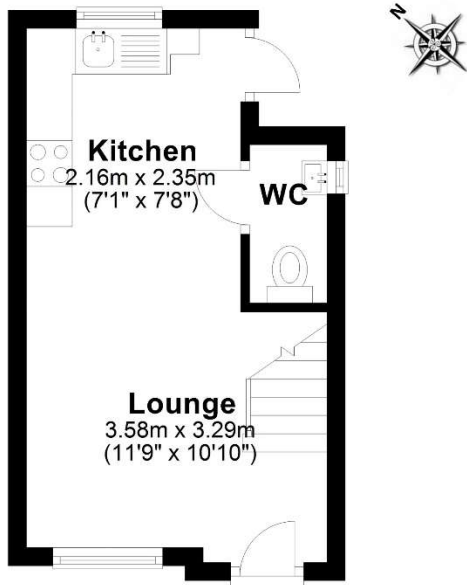
Chelmsford, Essex offers a wide range of activities and attractions for residents to enjoy. Visit the historic Chelmsford Cathedral, explore Hylands Park, or take a leisurely stroll along the picturesque River Chelmer. The city also offers a variety of shopping options, from well-known brands to local boutiques. For those who enjoy dining out, Chelmsford boasts a diverse culinary scene, with a range of restaurants and cafes offering delicious food and drinks.

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

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

Ground Floor

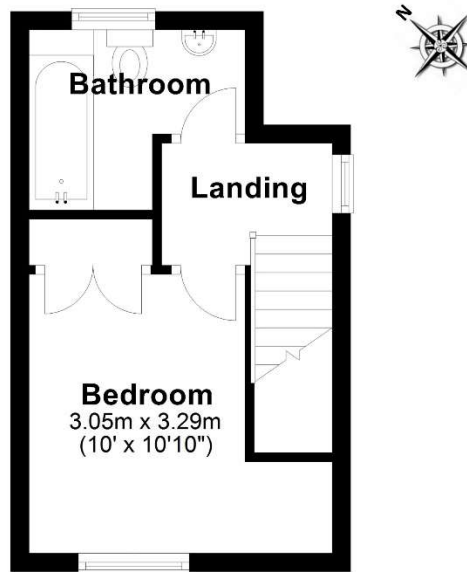


APPROX INTERNAL FLOOR AREA  
18 SQ M 191 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
36 SQ M 380 SQ FT

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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  
18 SQ M 188 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
36 SQ M 380 SQ FT

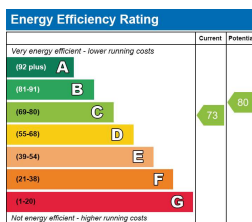
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Features

- Double bedroom
- Freehold
- Underfloor heating throughout
- Ideal investment
- Good size garden
- Well presented throughout
- Nearby to shops
- Within walking distance of local pubs
- Solar panels fitted
- Downstairs w/c

EPC Rating



The Nitty Gritty

Tenure: Freehold.

Band B is the Council Tax band for this property and the annual council tax bill is £1,682.52.

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.

