

HOME



Chelmsford
Guide price £360,000
3-bed terraced house

Rectory Lane

This wonderful terraced house is situated in a prime location in Chelmsford. As soon as you pull up to the front of the property, you will appreciate the added convenience of having a drive to the front of the house. As you enter the front door of the property, off the hallway is the dining room with a beautiful fireplace feature. This flows seamlessly into the bright and airy living room which also boasts another stylish and cosy fireplace. Off the living room, you will find the well-equipped kitchen with a convenient pantry and downstairs w/c to the rear.

The kitchen is fitted with an excellent range of units and has plenty of space for all your cooking needs. Towards the rear of the property, the south facing garden provides a private and tranquil outdoor space to relax and enjoy. Upstairs, there are two well sized bedrooms, a smaller single room perfect for a home office or study and a modern bathroom suite. The central location of this property means that you are just half a mile walk away from Chelmsford station and the bustling high street.

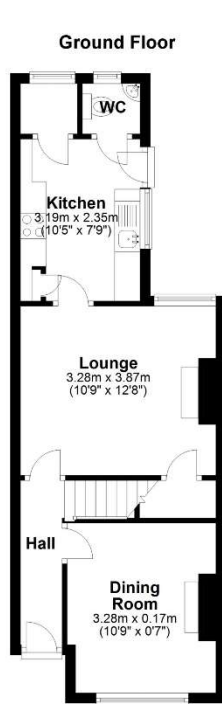
Chelmsford is a fantastic place to live, with something for everyone. For those who enjoy the great outdoors, there are plenty of parks and green spaces to explore, including Hylands Park and South Hanningfield Reservoir. If you love shopping, Chelmsford has plenty of choices, including two huge shopping centres, High Chelmer and Bond Street, as well as a range of independent shops and boutiques.

Chelmsford
11 Duke Street
Essex CM1 1HL

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

thehomepartnership.co.uk

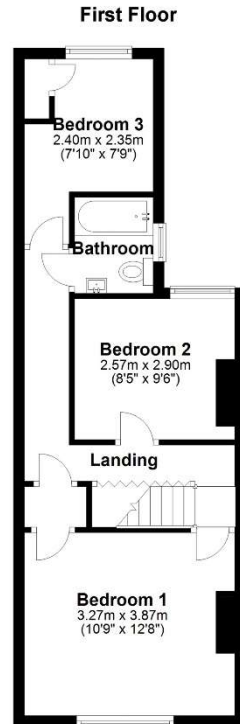
Floor Plans



APPROX INTERNAL FLOOR AREA
39 SQ M 414 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
79 SQ M 840 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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APPROX INTERNAL FLOOR AREA
40 SQ M 426 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
79 SQ M 840 SQ FT

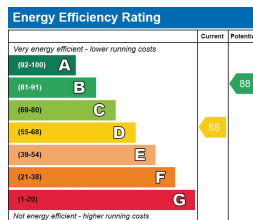
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Features

- Immaculate condition throughout
- Downstairs WC
- Pantry off the kitchen
- Drive to the front
- South facing garden
- 10 minute walk to railway station
- within easy reach of grammar schools
- 0.5 mile walk to Chelmsford high street

EPC Rating



The Nitty Gritty

Tenure: Freehold

Band C is the Council Tax band for this property and the annual council tax bill is £1,768.32

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.

