

# HOME



**Chelmsford**  
**Guide Price £325,000**  
**3-bed end terrace house**

## Dahlia Close

This end of terrace house terrace house is situated within a small cul-de-sac position in the popular Springfield area and is being offered for sale with no onward chain. Inside, there is an entrance porch, lounge with an open plan dining area, uPVC double glazed conservatory, kitchen, three bedrooms and a bathroom. Outside, there is a driveway to front providing off road parking, an enclosed garden to rear and garage positioned in a near by block. Other benefits for this home include a gas fired central heating system by radiators, uPVC double glazed windows, being located on a bus route to the City centre and within easy reach of the A12.

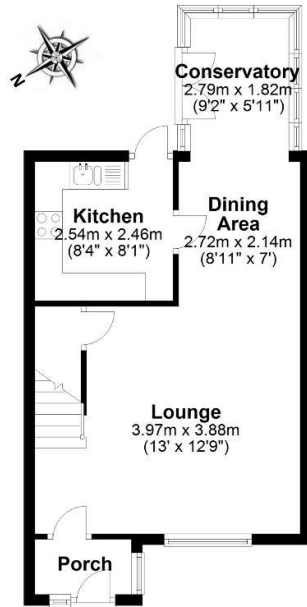
Springfield is situated on the outskirts of the City centre with numerous sought after and popular schools. The area has various local shops and stores as well as being on a bus route to the City and railway station. The station has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. The busy and vibrant high street has many shops, stores and places to eat, as well as a thriving market. Bond Street Shopping area is also located off the High Street which has a John Lewis Department Store and an Everyman Cinema plus further places to eat, drink and socialise.

**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



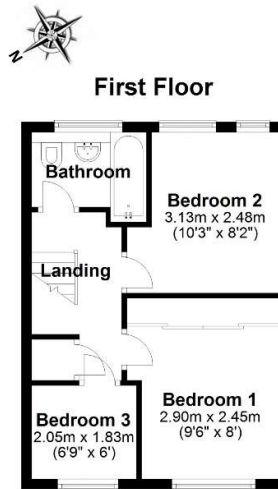
APPROX INTERNAL FLOOR AREA  
39 SQ M 419 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
71 SQ M 767 SQ FT

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 346 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
71 SQ M 767 SQ FT

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

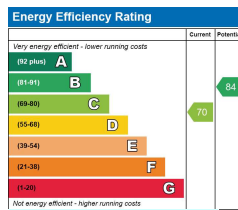
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Copyright  
HOME

Features

- No onward chain
- Driveway to front
- Garage in block
- Lounge & dining area
- uPVC double glazed conservatory
- Gas fired central heating by radiators
- Good access to the A12
- Sought after & popular near by schools
- Walking distance of the local shops
- On a bus route to the City centre & railway station

EPC Rating



The Nitty Gritty

Tenure: Freehold

Band C is the Council Tax band for this property and the annual council tax bill is £1,832.32.

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.

