

# HOME



**Chelmsford**  
**Guide Price £460,000**  
**3-bed detached house**

## Fortinbras Way

This modern detached house is superbly positioned for buyers looking for good schools, close proximity to the railway station and access to the A12 & A414. Inside, there is a ground floor cloakroom, spacious lounge leading to a uPVC double glazed conservatory, separate dining room, three bedrooms and two bath/shower rooms. Outside, there is an enclosed garden to side and garage and driveway. Other benefits for this home include uPVC double glazed windows, a gas fired central heating system by radiators and positioned just a stones throw from Moulsham Junior & High School.

Known locally as Moulsham Gardens the original development name, Fortinbras Way is perfectly situated for those looking for easy access into the City centre with connecting foot and bike paths leading to different parts of the City and railway station. The station is located just over a mile away which has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. The High Street is also just a short walk away with it's wide range of places to eat, drink and shop including the vibrant Bond Street area where you will find an array of river fronted restaurants, designer outlets, a John Lewis store and Everyman cinema.

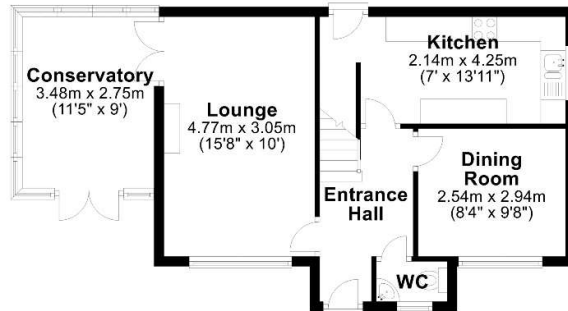
**Old Moulsham**  
**88 Moulsham Street**  
**Essex CM2 0JF**

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**Ground Floor**

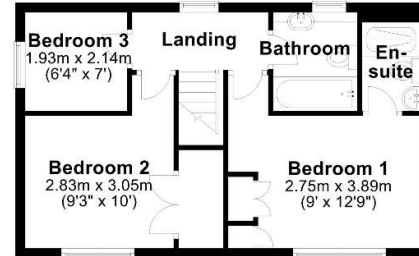


APPROX INTERNAL FLOOR AREA  
52 SQ M 554 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
91 SQ M 977 SQ FT  
This plan is for layout guidance only and is  
**NOT TO SCALE**

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  
39 SQ M 423 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
91 SQ M 977 SQ FT

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**NOT TO SCALE**

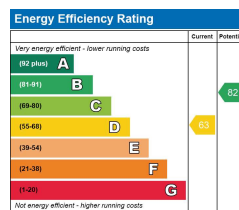
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**Features**

- Within a 1.5 mile walk of the railway station
- Near by sought after schools
- Good access to the A12 & A414
- Ground floor cloakroom
- Lounge & separate dining room
- uPVC double glazed conservatory
- Bedroom 1 with en suite shower room
- Further bathroom
- Garage & driveway
- Gas fired central heating by radiators

**EPC Rating**



**The Nitty Gritty**

Tenure: Freehold

Band E is the Council Tax band for this property and the annual council tax bill is £2,431.44.

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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.

