

# HOME



**Chelmsford**  
**£400,000**  
**3-Bed Semi-Detached House**

## Ash Grove

Situated on the popular Moulsham Lodge development is this extended three bedroom, semi detached family home. The accommodation comprises an entrance hall with a staircase to the first floor. To the front of the property there is a lounge. The kitchen is fitted with a range of base and eye level units and incorporates an integrated double oven, a four ring hob and extractor hood, as well as having space and plumbing for a washing machine and dishwasher. To the rear of the kitchen there is a double glazed conservatory with french doors leading out to the rear garden. In addition, there is a ground floor bathroom WC. Upstairs there are three bedrooms. The master bedroom benefits from an en suite shower room. To the front of the property there is a driveway providing off-road parking for two cars. The rear garden is laid principally to lawn with a decked patio area and two timber sheds. There is also a concrete constructed garage.

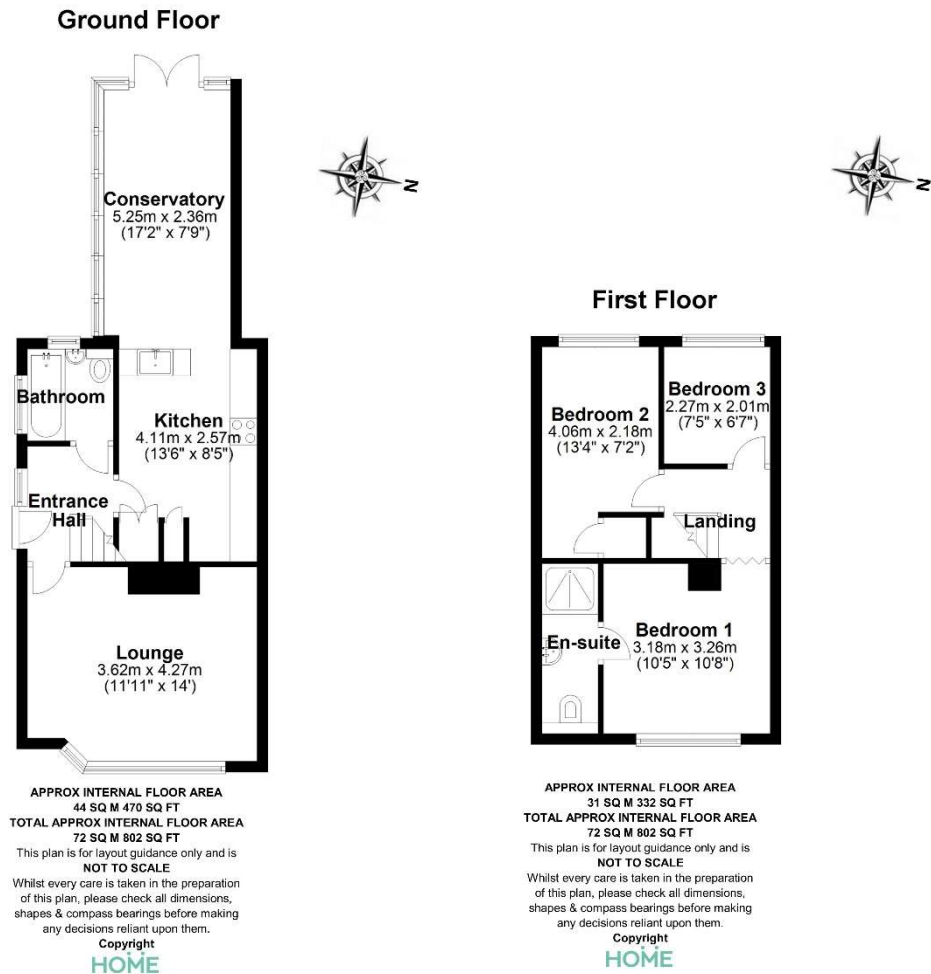
Moulsham Lodge is situated on the outskirts of the City centre and has a local parade of shops and stores including a Co-Op supermarket, Subway and traditional fish and chip shop to name a few. The local doctor's surgery and Moulsham Juniors and High School are within a short walk and there is a regular bus service leading in to the centre of Chelmsford and Railway Station. Chelmsford station has a regular service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. The area also benefits from convenient road links leading to the A12 & A414.

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

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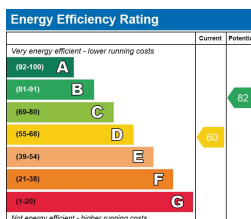
## Floor Plans



## Features

- Extended semi detached house
- Popular location for primary & secondary schools
- Good bus route into City centre & railway station
- Lounge & Conservatory
- Ground floor bathroom
- Short walk to shopping parade
- En suite shower room
- Off road parking
- Garage
- Gas central heating

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

Council Tax: The Council tax band for the property is band C with an annual amount of £1,768.32

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