

# HOME



**Old Moulsham**  
**£425,000**  
**1-bed semi-detached bungalow**

## Honywood Gardens

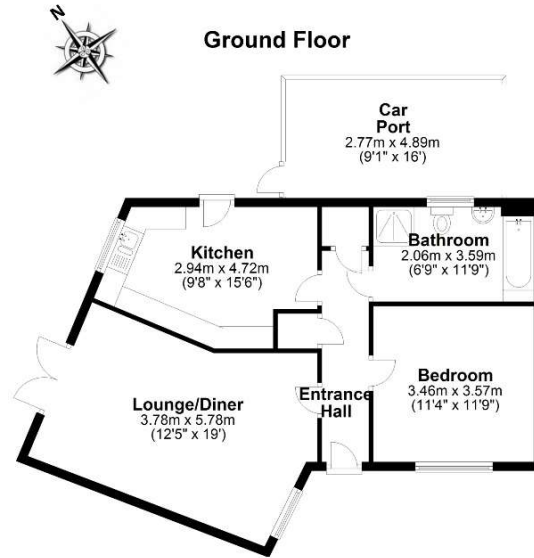
This modern and spacious bungalow is set in a small private development of bungalows exclusively for the over 55's in the sought after Old Moulsham area. Inside, there is an entrance hall, dual aspect lounge/diner, kitchen with a range of built in appliances with space for a breakfast table and chairs, double bedroom and bathroom with a four piece suite. Outside, there is a driveway to front for one vehicle and further driveway to side for a second with carport. The roof void of the carport is boarded providing extra storage with a pull down ladder. Other benefits for this home include a gas fired central heating system by radiators, uPVC double glazed windows and doors and having a low maintenance garden with an artificial lawn.

Old Moulsham is situated within the centre of Chelmsford within walking distance of the High Street and close proximity of the railway station. There are various recreational facilities, parks and public open spaces including Oaklands House which set in a landscaped 12-acre park with a rose garden. Moulsham Street itself has a range of independent places to eat, drink, shop and connects you to the High Street.

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

**Sales**  
01245 344 644  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370

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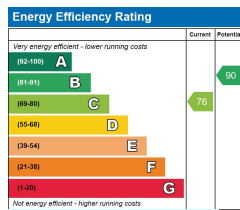
**TOTAL APPROX INTERNAL FLOOR AREA**  
**85 SQ M 701 SQ FT**  
 Excluding Car Port  
 This plan is for layout guidance only and is  
**NOT TO SCALE**  
 Whilst every care is taken in the preparation  
 of this plan, please check all dimensions,  
 shapes & compass bearings before making  
 any decisions reliant upon them.  
 Copyright



**Features**

- Modern semi-detached bungalow
- No onward chain
- Sought after Old Moulsham
- Walking distance of the High Street
- Gas fired central heating by radiators
- uPVC double glazed windows & doors
- Spacious four piece bathroom
- Excellent decorative order throughout
- Carport & driveway
- Low maintenance & private garden

**EPC Rating**



**The Nitty Gritty**

Tenure: Freehold

Council Tax: The Council tax for this property is band D with an annual amount of £1,989.

Estate charge: The development has a small management charge of £140 per annum towards the cost of development lighting etc.

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.

