

# HOME



**Chelmsford**  
**£300,000**  
**2-bed semi detached bungalow**

## Coombe Rise

Situated approximately 1.5 miles from the city centre is this two bedroom semi detached bungalow which requires modernisation throughout. The accommodation comprises an entrance hall and two double bedrooms at the front of the property. In addition, there is a lounge/diner spanning the rear of the bungalow with doors leading out to the back garden. There is also a kitchen which is in need of refitting and a bathroom WC. There are gardens to the front and rear of the property and to the side there is a shared driveway giving access to a garage. This property is offered for sale with no onward chain.

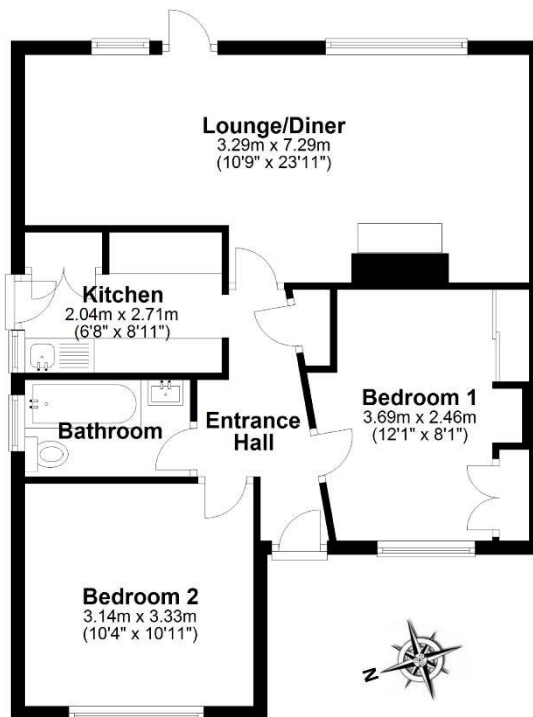
The historical village of Broomfield is situated on the outskirts of the city of Chelmsford with some properties believed to date back over 900 years. A popular place to live with various local shops, hospital and excellent primary and secondary schools on hand, with easy access to both local grammar schools. There is a frequent bus service direct to the city centre/railway station to satisfy commuter needs with trains to London Stratford taking from 31 minutes and London Liverpool Street from 36 minutes. If it's the country you are looking for then you will enjoy the various nearby country walks the area offers along with the neighbouring villages of Great and Little Waltham.

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

**Sales**  
01245 250 222  
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Ground Floor



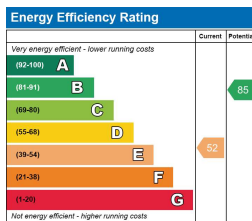
**APPROX INTERNAL FLOOR AREA**  
 59 SQ M 638 SQ FT  
 This plan is for layout guidance only and is  
**NOT TO SCALE**  
 Whilst every care is taken in the preparation  
 of this plan, please check all dimensions,  
 shapes & compass bearings before making  
 any decisions reliant upon them.

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Features

- In need of modernisation
- Two bedrooms
- Lounge/diner
- Shared driveway
- Front & rear gardens
- Cul-de-sac location
- No onward chain
- Good bus route to Broomfield Hospital
- Convenient for local shops
- Approx 1.5 miles from the City centre

EPC Rating



The Nitty Gritty

Tenure: Freehold

Band C is the Council Tax band for this property and the annual council tax bill is £1841.76.

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.

