



# Firtree Rise, Moulsham Lodge, Chelmsford, Essex, CM2 9HS

Council Tax Band C (Chelmsford City Council)

 2  3  1

£385,000 Freehold

This beautifully presented three-bedroom home offers stylish, modern living arranged over two well-planned floors. Finished in excellent decorative order throughout, the property features a welcoming entrance hall that leads into a generous sitting room, complete with an attractive bay window that fills the space with natural light. Double doors open through to the impressive kitchen/dining room, creating a superb open-plan flow ideal for both everyday living and entertaining. The kitchen itself is fitted with a striking high-gloss suite, providing ample storage, clean modern lines, and contemporary work surfaces. Upstairs, the property offers three well-proportioned bedrooms, including a spacious principal bedroom with its own bay window feature. The contemporary family bathroom is fitted with a sleek white suite, offering a bright and refreshing space. A central landing provides access to all rooms, enhancing the practical and balanced layout of the home. Thoughtfully maintained and stylishly finished, this property presents an excellent opportunity for buyers seeking a home that is ready to move straight into.

Externally the property features a driveway to the front providing off road parking for several vehicles and a 70' south facing rear garden.

## Location

Moulsham Lodge is located on the sought after south side of Chelmsford and is hugely popular with homebuyers as it offers a range of local amenities and schools. There is a regular bus service which runs through Moulsham Lodge and provides access to the City Centre.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store. Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs at the local Chelmer Park, a selection of gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of golf clubs within the area and the nearby Hylands Park estate and Galleywood Common provide pleasant walks and open spaces.

Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 35 minutes, the property is also conveniently located within 2 miles of the A12 and A414 which provide access to the M25 and M11.

**Tenure:** Freehold **Council Tax Band:** C **EPC Rating:** C

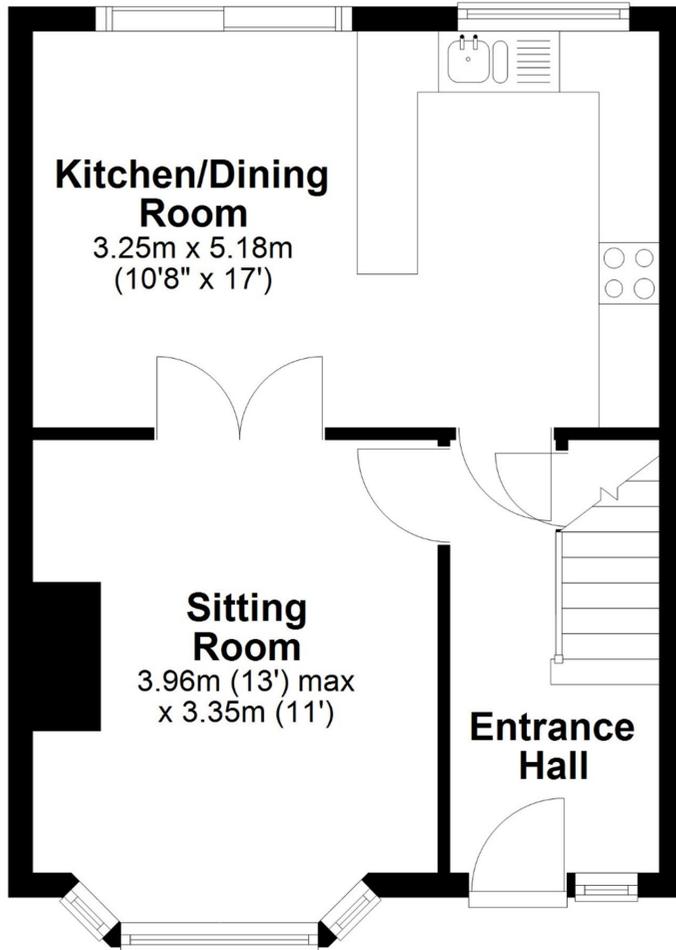
- Well presented terraced home
- Fitted Kitchen/dining room
- Family bathroom with contemporary white suite
- 70' south facing rear garden
- Sitting Room
- Three bedrooms
- Driveway to front providing off-road parking
- Sought after Moulsham Lodge area



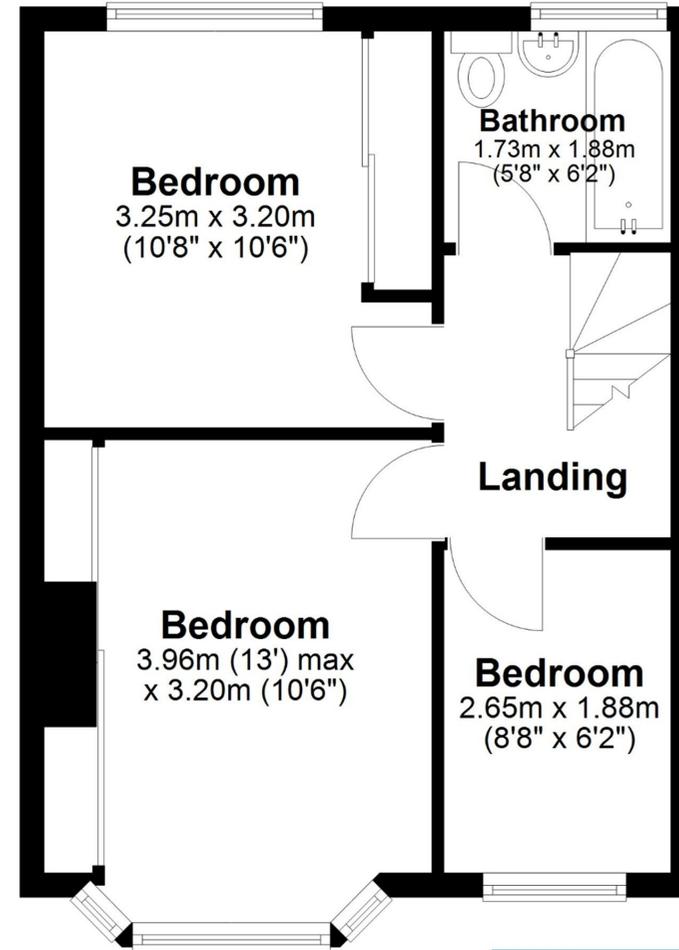




## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA 73 SQ M (790 SQ FT)**  
This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
all measurements are approximate **NOT** to be used for valuation purposes.  
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