

# Mc Cartney

## Sales & Lettings

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Manor Road, Chelmsford, Essex, CM2 0EP

£499,950 Freehold



This impressive and extended four bedroom 'Victorian' family home with a high quality Loft Conversion within Old Moulsham is perfect!

The property will greet you with a entrance hall followed by two reception rooms, one with a brick built log burner, fitted kitchen and then a family bathroom.

On the first floor there are the three good size bedrooms.

The second floor provide the master bedroom measuring 20'3 x 12'8 and also a newly fitted family bathroom, completing the perfect mix between modern and character that this property offers throughout.

### Property Profile

- Victorian character terrace house
- Charm & Character Throughout
- Four bedrooms
- Two reception rooms
- Two bathrooms
- Loft Conversion
- Old Moulsham location
- Low Maintenance Rear Garden

The property is ideally situated in the heart of Old Moulsham within walking distance of Moulsham St and Chelmsford City centre and within the catchment area for many popular schools.

# GROUND FLOOR

## ENTRANCE HALL

## LIVING ROOM

11' 8" x 10' 3" (3.56m x 3.12m) Brick built fireplace with wood burner.

## DINING ROOM

13' 2" x 11' 1" (4.01m x 3.38m) Feature fitted fire place with surround.

## KITCHEN

9' 6" x 8' 5" (2.90m x 2.57m)

## FAMILY BATHROOM

# FIRST FLOOR

## LANDING

Stairs to first and second floor.

## BEDROOM 4

9' 6" x 7' 9" (2.90m x 2.36m)

## BEDROOM 3

11' 9" x 9' 8" (3.58m x 2.95m)

## BEDROOM 2

13' 3" x 12' 6" (4.04m x 3.81m)

# SECOND FLOOR

## MASTER BEDROOM

20' 3" x 12' 8" (6.17m x 3.86m)

## NEWLY FITTED FAMILY BATHROOM

# EXTERIOR

## REAR GARDEN

Paved patio area. Remainder laid to law. 60 Ft unmeasured .



Total Area: 122.4 m<sup>2</sup> ... 1318 ft<sup>2</sup>

Measurements are approximate for illustrative purposes only and may have been taken from the widest area  
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