



92 Lower Anchor Street, Chelmsford, Essex. CM2 0AU

Beautiful 2-Bed Victorian Terrace – Lower Anchor Street, Old Moulsham

Located on the highly sought-after Lower Anchor Street in the ever-popular Old Moulsham area, this charming two-bedroom Victorian terrace boasts fantastic curb appeal and a warm, welcoming feel throughout.

The ground floor features a bright and airy open-plan lounge and dining area, perfect for modern living and entertaining. This flows seamlessly into a modern kitchen with direct access to the rear garden. Additional storage space on the ground floor ensures practicality matches character.



£350,000 Freehold

PROPERTY DESCRIPTION

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Upstairs you'll find two generous double bedrooms, including a feature fireplace in the second bedroom, adding a touch of period charm. The well-appointed family bathroom completes the first floor.

Situated within walking distance of Moulsham Street, with its array of shops, cafés and amenities. This home also offers easy access to Chelmsford City Centre and the mainline railway station, making it perfect for commuters.

An excellent opportunity for first-time buyers and buy-to-let investors alike, this lovely home combines character, convenience and a prime location.

AGENTS NOTES: Anti-Money Laundering (AML) Requirements and Administration Fee

In accordance with legal obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all Estate Agents are required to carry out Anti-Money Laundering (AML) checks on all purchasers.

Should your offer on one of our properties be accepted and you proceed with the purchase, we are required to verify your identity as part of these AML checks. To cover the cost of this process, an administration fee of £30 (including VAT) per person is payable. Please note that this fee is non-refundable.

FEATURES

- No onward chain
- Two bedrooms
- Sought after location of Old Moulsham

- Within easy access of Chelmsford City Centre and train station
- Viewing Advised
- Original Features



ROOM DESCRIPTIONS



MATERIAL INFORMATION

Parking Types: None.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (69)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Is the property listed? No

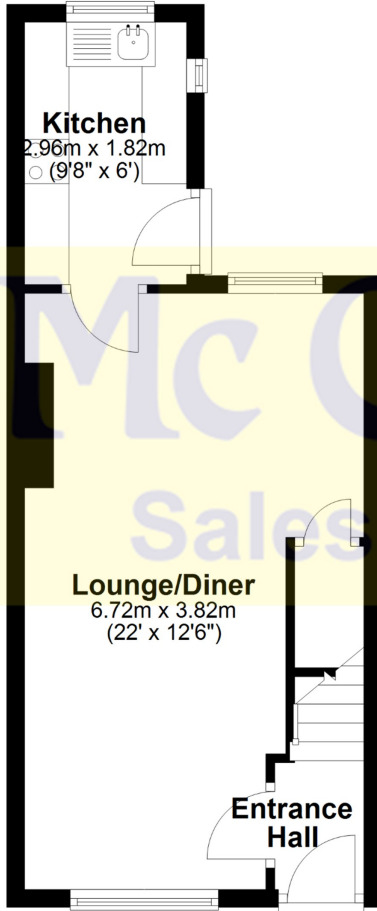
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



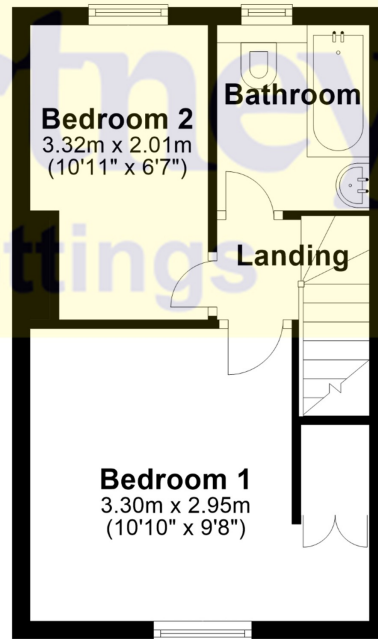
Ground Floor



**APPROX INTERNAL FLOOR AREA
TOTAL 57 SQ M 612 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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First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	