



**15 Grove Road, Chelmsford, Essex, CM2 0EY**

**£325,000 Freehold**

£325,000-£350,000 Guide price

Positioned in the heart of Old Moulsham, this spacious three-bedroom terraced home offers fantastic potential for buyers looking to create their perfect living space.

Offering an excellent layout with two generously sized reception rooms and a bright, functional kitchen, the property presents well and is perfectly liveable, though it would benefit from some light modernisation throughout providing a wonderful opportunity to add your own style and value without the need for extensive work.

The first floor comprises three well-proportioned bedrooms and a modern family bathroom, making the home well-suited to growing families, first-time buyers, or those seeking a smart investment.

Outside, the private rear garden offers a peaceful space ideal for outdoor dining, entertaining, or relaxation. Additionally, permit parking is available for residents, adding further convenience.

Ideally located within easy reach of local amenities, highly regarded schools, and excellent transport links, this property combines space, potential, and a sought-after location—making it a must-see.

Early viewing is strongly recommended to fully appreciate the opportunity on offer.

## Room Measurements

### Ground Floor

- Lounge: 12'2" x 11'10"
- Dining Room: 11'5" x 11'2"
- Kitchen: 11'0" x 7'9"

### First Floor

- Bedroom One: 12'3" x 11'9"
- Bedroom Two: 11'2" x 7'2"
- Bedroom Three: 8'9" x 6'7"
- Bathroom: 8'11" x 6'4"

## 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.

- Three Bedrooms
- Two Versatile Reception Rooms
- Terraced Family Home
- Private Rear Garden

