



Upper Roman Road, Chelmsford £600,000 Freehold

- Victorian Character Property
- Downstairs Cloak Room
- Many original features
- Close for local amenities and schools
- Outbuildings
- Bespoke handmade kitchen
- Family bathroom
- Walking distance to Chelmsford City Centre
- Loft room/office

McCartney's are delighted to bring to market this charming Victorian home in the highly desirable area of Old Moulsham.

Set back off the road, this bay fronted property has wonderful kerb appeal and epitomises the style of build that people look for when moving to Old Moulsham. On the ground floor, there is ample living accommodation with two sitting rooms, one to the front and another that flows from the first. Both rooms offer traditional period features with the internal sitting room benefiting from a log burner, something everybody would love in the winter months which are fast approaching. In the middle of the property is a room which has a series of options for future use, you could extend the kitchen or convert it into a formal dining room. At the back of the property is the bespoke kitchen hand made by Montagu's of Leicester which offers space for a breakfast table and overlooks the rear garden.

GROUND FLOOR

ENTRANCE HALL

Solid oak flooring, glazed front door.

HALLWAY

Stairs with cupboard under leading to:

LOUNGE

13' 7" x 11' 6" (4.14m x 3.51m) Window to rear, coving to ceiling, Oak wooden flooring, original fireplace, wood burner.

DINING ROOM

10' 11" x 10' 4" (3.33m x 3.15m) Bay fronted window to front, open original fireplace, Oak wooden flooring.

KITCHEN

15' 5" x 8' 5" (4.70m x 2.57m) Double glazed windows to rear and side, bespoke kitchen handmade by Montagu's of Leicester with solid Oak worktops and insert ceramic Butler sink with stainless steel mixer taps, partly tiled walls, solid Oak flooring, gas cooker.

UTILITY ROOM

9' 1" x 8' 1" (2.77m x 2.46m) Window to side, wall mounted gas boiler.

CLOAKROOM

Low flush w.c., wash hand basin.

FIRST FLOOR

FIRST FLOOR LANDING

Original window to side, access to loft space.

BEDROOM ONE

14' 0" x 11' 0" (4.27m x 3.35m) Window to front, picture rails, original fireplace.

BEDROOM TWO

10' 7" x 8' 4" (3.23m x 2.54m) Window to rear, built in cupboard, original fireplace.

BATHROOM

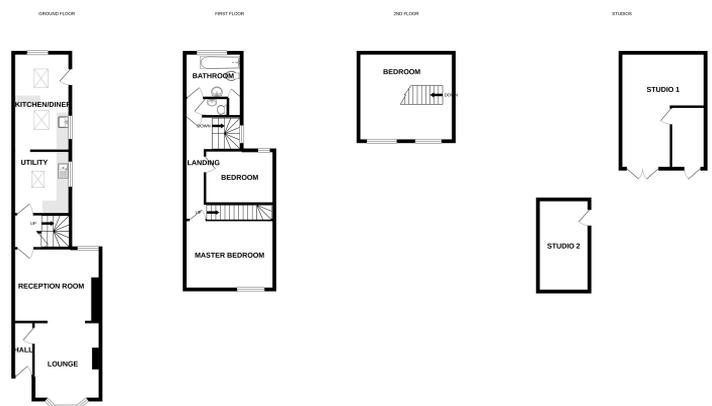
Obscure double glazed window to rear, panelled bath with mixer tap, shower, wash hand basin, airing cupboard, part tiled walls.

LOFT ROOM

Restricted head height, skylight windows.

EXTERIOR

The rear garden is laid to lawn, fencing to boundaries, two studios, side access.



While every attempt has been made to ensure the accuracy of the information contained here, measurements of areas, volumes, weights and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and specifications shown here are based on the plans as shown. Made with Metaphor 02023