



Magnolia Close, Moulsham Lodge, Chelmsford, Essex, CM2 9HU

Council Tax Band C (Chelmsford City Council)

 1  3  1

£385,000 Freehold

Bond Residential are delighted to offer for sale this terrace house situated in the popular Moulsham Lodge area.

The property offers an entrance hall, lounge/diner and fitted kitchen. To the first floor there are three bedrooms and a four piece family bathroom with modern white suite & underfloor heating. Outside the property benefits from a driveway which provides off road parking. The rear garden is a real feature of this lovely home with an extensive lawn and secluded seating area to the far end of the 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 32 minutes, the property is also conveniently located within 2 miles of the A12 and A414 which provide access to the M25 and M11.

- Terrace Family Residence
- Fitted Kitchen
- Three Bedrooms
- Driveway Providing Off Road Parking
- Lounge/Diner
- Gas Central Heating
- Four Piece Family Bathroom
- Established Rear Garden



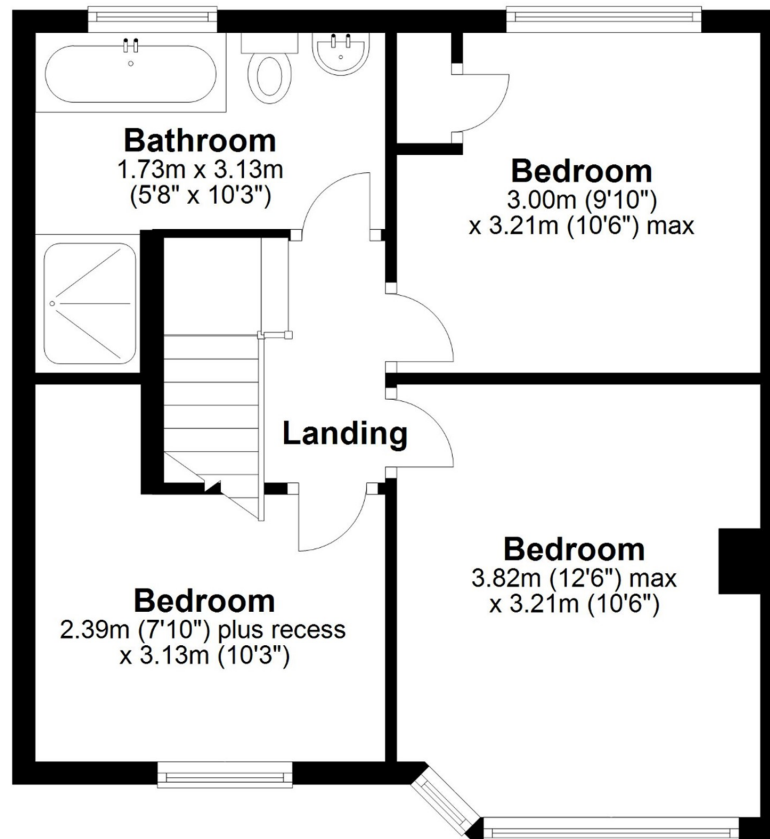
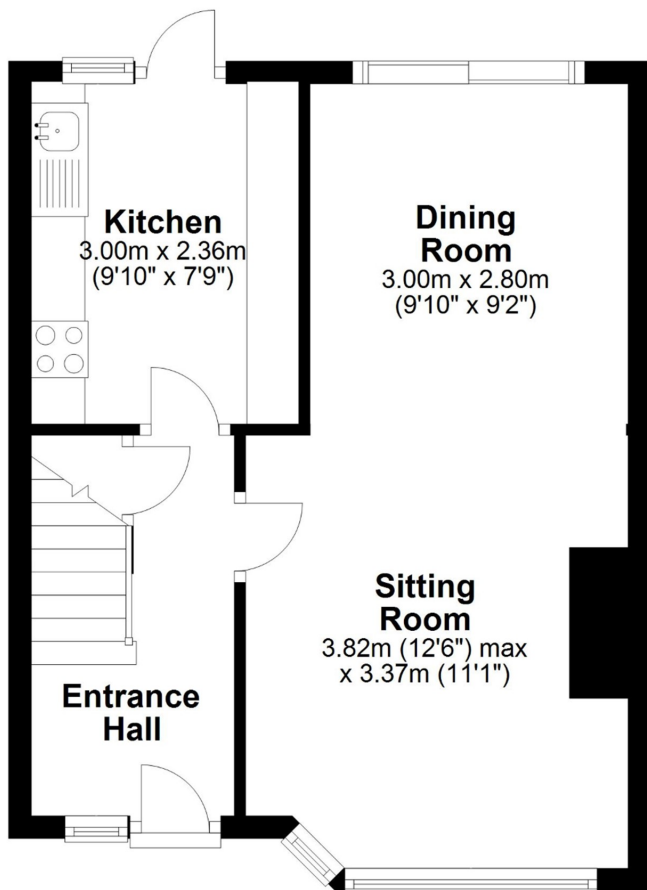




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 78 SQ M (840 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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78, New London Road,
Chelmsford, Essex, CM2 0PD
Telephone: 01245 500599
Website: www.bondresidential.co.uk

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