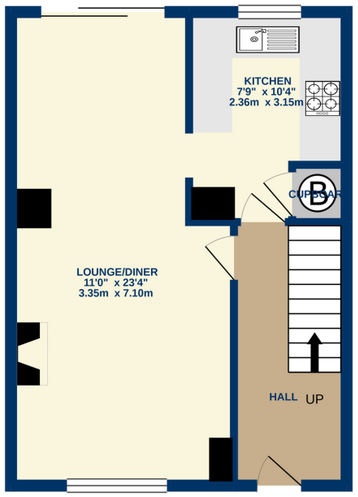
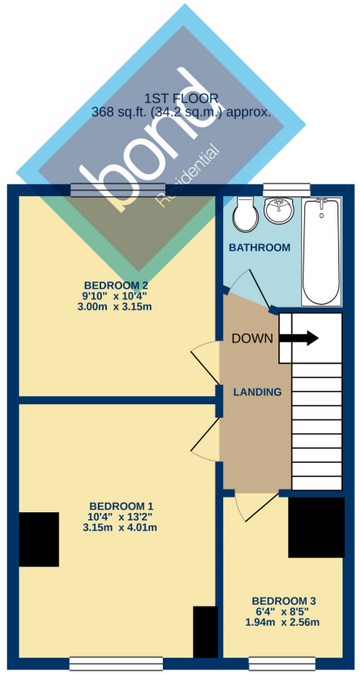
FLOORPLAN

GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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bond Residential

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The Property Ombudsman

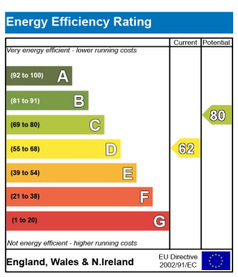
Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.
Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

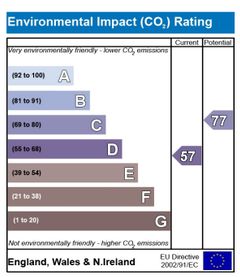
Energy Efficiency Rating D

1 3 1

£350,000

St Anthonys Drive, Moulsham Lodge, Chelmsford, CM2 9EH





ACCOMMODATION

This end terrace house is being sold with no onward chain and offers an entrance hall, 23ft lounge/diner with sliding patio doors giving access to the rear garden and a fitted kitchen with built in oven & hob. To the first floor there are three bedrooms and a family bathroom. Outside the property benefits from a block paved hardstanding to the front of the house which provides off road parking and a shared driveway which leads to the garage and rear 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 a regular bus services to the city centre. Moulsham Lodge offers local infants and junior schools which are both rated good in their latest OFSTED reports as well as Moulsham High school, The Real School guide 2017 places Moulsham High School in the Top 7% of ALL schools nationally as well as ranking it as the 3rd "best" comprehensive school in Essex and within the top 10 of ALL schools, including independent and Grammar Schools, in Essex.

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 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 40 minutes, the property is also conveniently located within 2 miles of the A12 and A414 which provide access to the M25 and M11.

- **End Terrace House**
- **No Onward Chain**
- **Lounge/Diner**
- **Kitchen**
- **Gas Central Heating**
- **Three Bedrooms**
- **Family Bathroom**
- **Rear Garden**

£350,000

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