



Moulsham Lodge
£375,000
3-bed semi detached house

Donald Way

Situated in an established residential location on the ever popular Moulsham Lodge development is this three bedroom semi detached house which offers excellent scope to extend subject to the relevant planning permissions. The accommodation comprises an entrance hall with a staircase to the first floor and a door leading to a dual aspect lounge/diner. The kitchen is fitted with a range of base and wall units and has space and plumbing for a washing machine and space for a cooker with an extractor hood above. Upstairs there are three well proportioned bedrooms all of which have fitted storage. In addition there is a bathroom and separate WC. To the front of the property, there is a shared driveway which gives access to the rear garden and a garage. The rear garden is approximately 55' in depth and laid principally to lawn with a patio area.

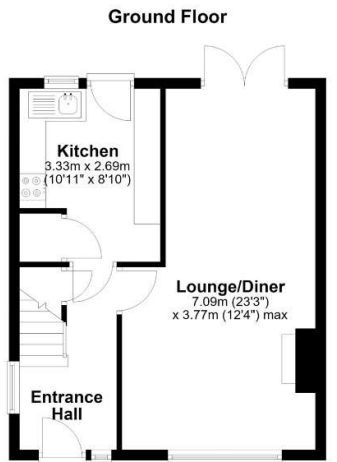
Conveniently located near a local shopping parade, residents have easy access to shops, amenities, and public transportation. The property is also situated on a good bus route to Chelmsford City centre and the railway station, with trains to London Stratford from 31 minutes and 36 minutes to London Liverpool Street, making commuting a breeze. Families will appreciate the proximity to popular primary and secondary schools, ensuring a quality education for children.

Chelmsford
11 Duke Street
Essex CM1 1HL

thehomepartnership.co.uk

Sales
01245 250 222
Lettings
01245 253 377
Mortgages
01245 253 370

Floor Plans



APPROX INTERNAL FLOOR AREA
39 SQ M 417 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
(EXCLUDING GARAGE)
78 SQ M 835 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.

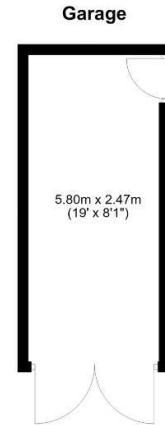
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TOTAL APPROX INTERNAL FLOOR AREA
14 SQ M 154 SQ FT

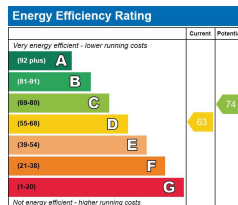
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Features

- Walking distance of the local shops
- Good bus route to City centre & railway station
- Close to popular primary & secondary schools
- Great access to the A12 & A414
- Garage & Shared driveway
- A bright & airy through lounge/diner
- Three bedrooms
- Established garden
- Approx 55' rear garden
- Must be viewed

EPC Rating



The Nitty Gritty (Disney Edition)

Tenure: Freehold

Band D is the council tax band for this property with an annual amount of £2,256.84.

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