



Rochford Road, Old Moulsham, Chelmsford, Essex, CM2 0EG

Council Tax Band C (Chelmsford City Council)



£375,000 Freehold



A stylish and well-presented two bedroom end of terrace home, conveniently positioned within the popular Old Moulsham area of Chelmsford and offering contemporary accommodation, a driveway to the front and the added benefit of an additional allocated parking space.

The ground floor is arranged around a welcoming entrance hall, with a bright sitting room positioned to the front of the property. A large window brings in plenty of natural light, while the neutral décor and wood-effect flooring create a modern and comfortable living space. To the rear is an impressive kitchen/diner, fitted with a contemporary range of sleek white units, contrasting work surfaces, integrated cooking appliances and excellent storage. There is ample room for a dining table, making this an ideal space for both everyday living and entertaining. A useful utility area provides further practicality. On the first floor are two well-proportioned bedrooms. The principal bedroom features an extensive range of fitted wardrobes together with additional built-in storage and air conditioning. The second bedroom also provides comfortable accommodation and would work equally well as a guest room, nursery or home office. A particular feature of the property is the excellent bathroom provision. The principal bedroom is served by a stylish en-suite bathroom with contemporary fittings, while there is also a separate modern shower room/WC, both finished in an attractive modern style.

Externally, the property benefits from a private driveway immediately to the front, together with an additional allocated parking space nearby. To the rear is a low-maintenance enclosed garden predominantly laid to decking, providing a practical space for seating and outdoor entertaining, together with a substantial storage shed. This is an excellent opportunity for first-time buyers, professional couples, downsizers or investors seeking a modern home within easy reach of Chelmsford city centre.

## Location

Rochford Road is situated within the highly sought-after Old Moulsham area of Chelmsford, an established neighbourhood particularly popular for its combination of city convenience, character, local amenities and excellent transport connections. The property is well placed for the wide range of independent shops, cafés, restaurants and pubs found along nearby Moulsham Street, while Chelmsford city centre offers an extensive selection of shopping, leisure and recreational facilities. Chelmsford railway station provides regular mainline services to Stratford and London Liverpool Street, making the area particularly attractive to commuters.

Residents also enjoy good access to local green spaces, including Oaklands Park, home to Chelmsford Museum, together with Central Park and the network of riverside footpaths and cycle routes running through the city. The area is well served by local bus routes, while road links provide convenient access towards the A12 and surrounding towns and villages.

Old Moulsham remains one of Chelmsford's most popular residential locations thanks to its established community, attractive mix of period and modern homes, proximity to the city centre and station, excellent local amenities and easy access to recreational spaces.

Agents notes: The parking space to the side of the property is on a separate title.

- Two bedroom end of terrace home
- Additional allocated parking space
- Separate sitting room
- Principal bedroom with extensive fitted wardrobes
- Additional modern shower room/WC
- Driveway parking to the front
- Stylish contemporary kitchen/diner
- Useful utility area
- En-suite bathroom
- Low-maintenance rear garden with decking and storage shed











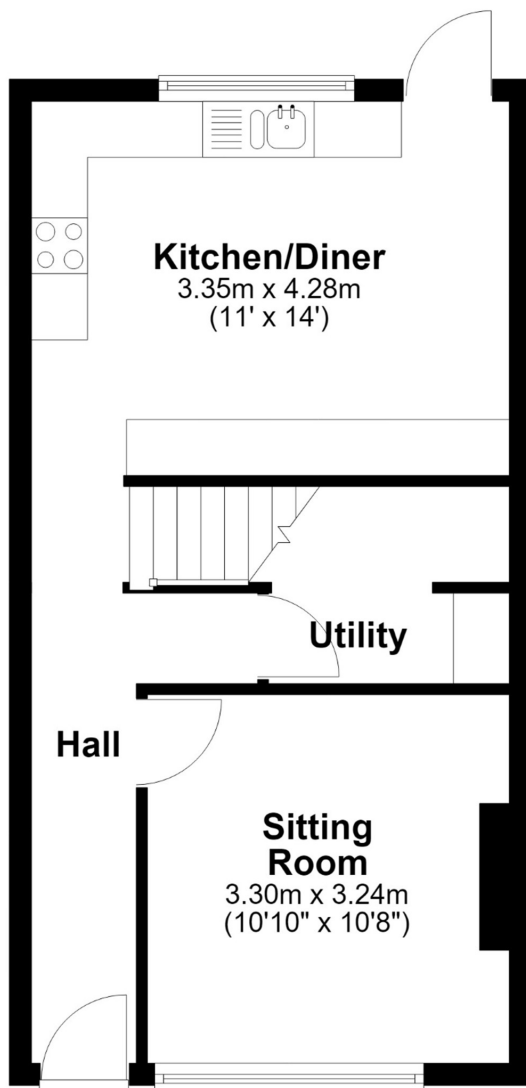








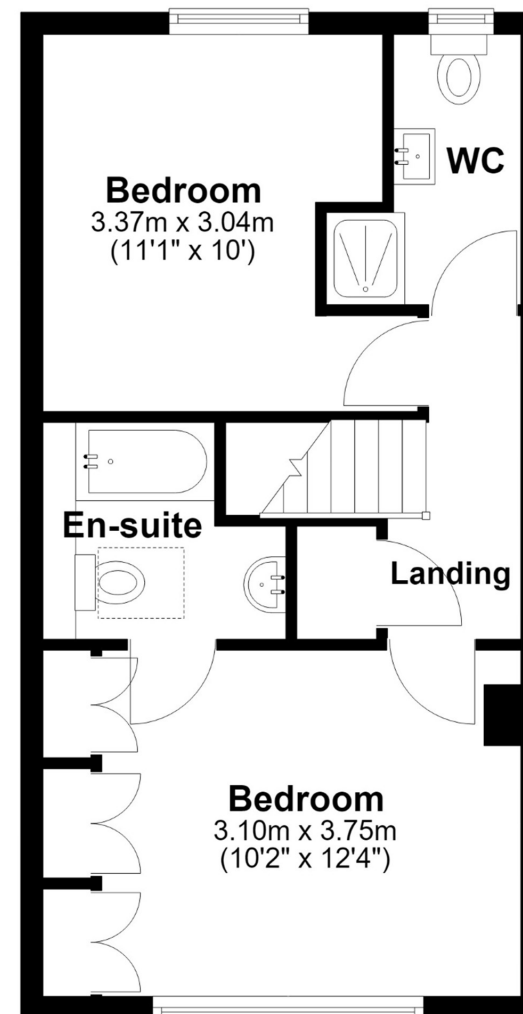
## Ground Floor



**APPROX INTERNAL FLOOR AREA**  
74 SQ M (790 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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## First Floor



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