



Grove Road, Old Moulsham, Chelmsford, CM2 0EY

Council Tax Band C (Chelmsford City Council)

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Guide Price £350,000-£375,000 Freehold

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Bond Residential are pleased to offer for sale this two bedroom terraced home, situated in the heart of the highly sought-after Old Moulsham area of Chelmsford and within convenient reach of the city centre and mainline railway station.

The accommodation is arranged over two floors and extends to approximately 820 sq ft. The ground floor begins with a comfortable sitting room featuring an attractive exposed brick fireplace, creating a warm focal point to the room. Beyond this is a separate dining room with exposed timber flooring and ample space for a dining table and additional furniture. From here, a door leads through to the kitchen, which is fitted with a range of wall and base units, work surfaces, integrated cooking appliances and space for further appliances. On the first floor are two double bedrooms, both offering generous proportions and character features. The principal bedroom measures approximately 12'5" x 11'10", while the second bedroom measures approximately 11'2" x 8'8". Completing the accommodation is a particularly spacious first-floor bathroom with a bath and shower over, wash hand basin and WC.

Externally, the property benefits from a private enclosed rear courtyard-style garden, providing a low-maintenance outside space with timber storage shed. The property falls within a residents' on-street permit parking zone, with permits available to purchase via Chelmsford City Council, subject to the council's current terms and availability. With its combination of well-proportioned accommodation, character features and central Old Moulsham position, this home is ideally suited to first-time buyers, professionals, downsizers or investors seeking a property within easy reach of Chelmsford's extensive amenities.

Location

Grove Road is ideally positioned within Old Moulsham, one of Chelmsford's most established and sought-after residential areas. The location is particularly popular for its attractive period streets, strong community feel and convenient access to the city centre. The vibrant Moulsham Street is close by and offers an excellent selection of independent shops, cafés, restaurants, pubs and everyday amenities, while Chelmsford city centre provides a wider range of shopping, leisure and entertainment facilities including Bond Street, High Chelmer and the city's numerous restaurants and bars.

For those who enjoy outdoor space, Oaklands Park is within easy reach and provides attractive landscaped grounds, recreational areas and access to Chelmsford Museum. Central Park and riverside walking and cycling routes are also readily accessible.

Chelmsford railway station provides regular mainline services to London Liverpool Street, making the area especially attractive to commuters, while good road connections provide access to the A12 and surrounding Essex towns and villages.

The combination of character architecture, proximity to the city centre, excellent transport links, local amenities and nearby green spaces continues to make Old Moulsham one of Chelmsford's most desirable places to live.

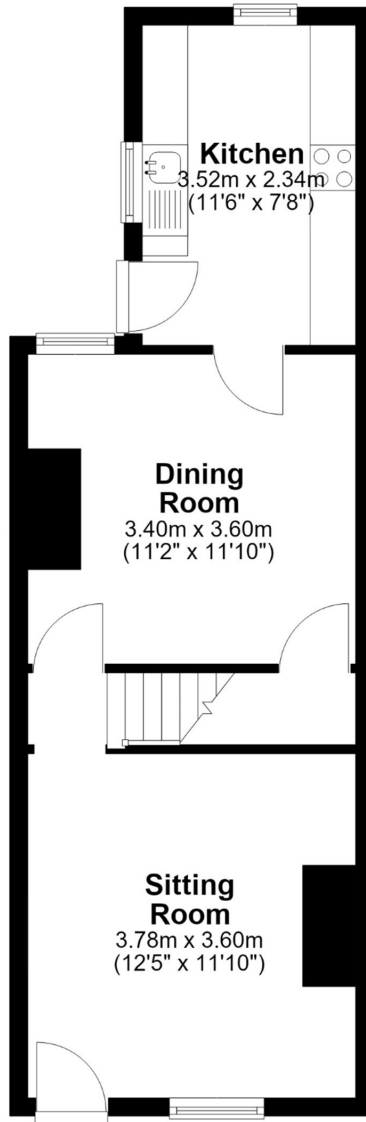
- Two double bedrooms
- Walking distance from Chelmsford Station & City Centre.
- Character exposed brick fireplace
- Spacious first-floor bathroom
- Approximately 820 sq ft of accommodation
- Sought after Old Moulsham location
- Separate sitting and dining rooms
- Fitted kitchen
- Private enclosed rear courtyard garden
- Residents' permit parking zone – permits available via Chelmsford City Council



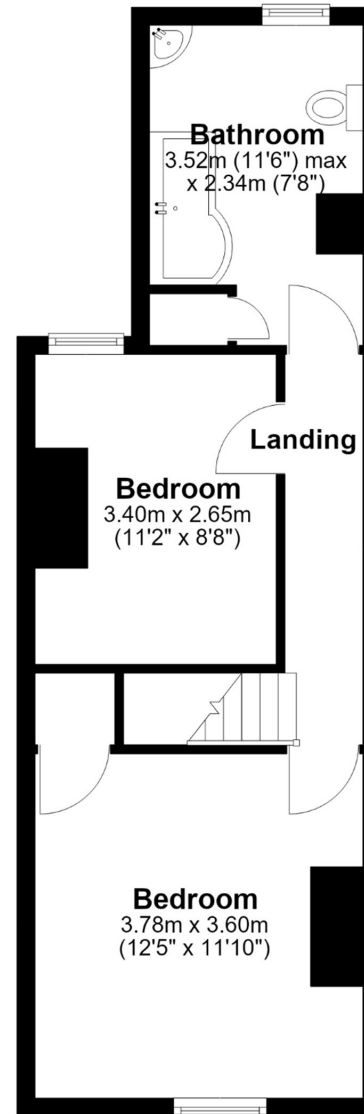




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA
76 SQ M (820 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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