



45 Ash Grove

, Chelmsford, CM2 9JT

Asking price £385,000



45 Ash Grove

, Chelmsford, CM2 9JT

Asking price £385,000



This three bedroom property situated within the highly sought after area of Moulsham Lodge would make the ideal family home!

Situated in a peaceful neighbourhood, this property boasts off-road parking, ensuring convenience for you and your family or guests. The well maintained garden provides a tranquil outdoor space where you can relax, entertain, or watch your children play.

To the ground floor the property has a modern white kitchen and a spacious open plan lounge diner perfect for entertaining.

With 3 bedrooms, this house offers ample space for a growing family or those who enjoy having extra room for guests or hobbies. The property's good condition means you can move in and start enjoying your new home right away!

An internal viewing is recommended to fully appreciated the accommodation on offer.

ACCOMMODATION

Entrance Hall

Shower Room

Obscure double glazed window. Fully tiled walls and flooring. Three piece white suite comprising vanity wash hand basin, shower cubicle with attachments, low level WC.

Kitchen

Modern Kitchen. Units to eye and base level. Double oven. induction hob with extractor fan over. Sink with mixer taps and drainer. plenty of storage. Access to rear garden.

Lounge/Diner

Large double glazed windows to front. Spacious.. Wooden flooring.

First floor

Bedroom One

Double glazed window to front. Good sized bedroom. Carpet. Radiator. Plenty of space for storage/ wardrobes.

Bedroom Two

Double glazed window to rear. carpet. Radiator.

Bedroom Three

Double glazed window to rear. Carpet. Radiator.

Exterior

Services

Gas- Mains

Electric- Mains

Water & drainage- Mains

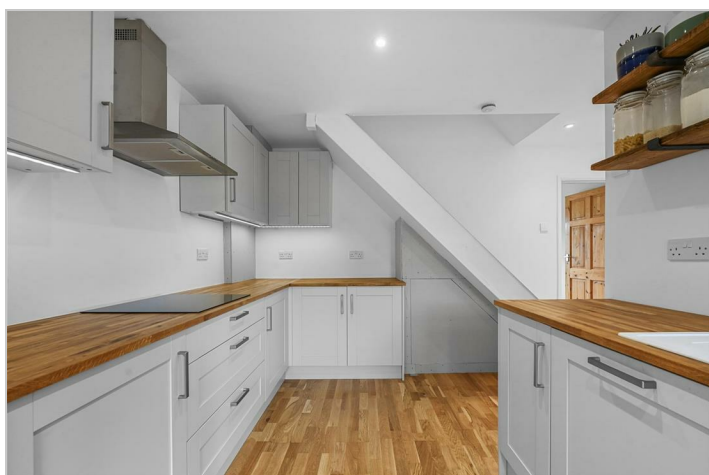
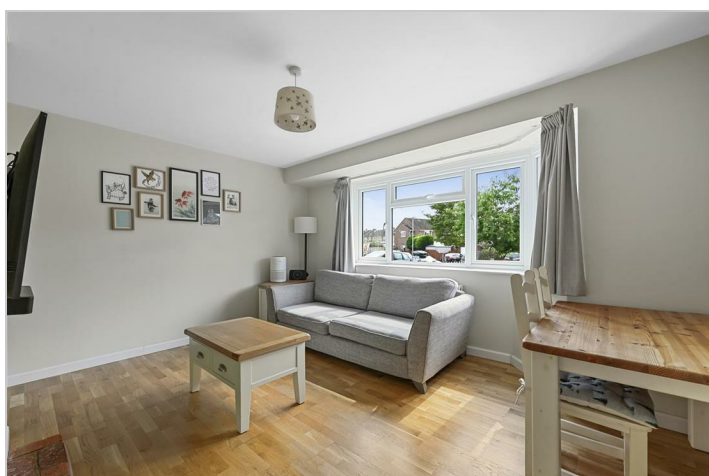
Council tax- Band C Chelmsford council

Front Garden

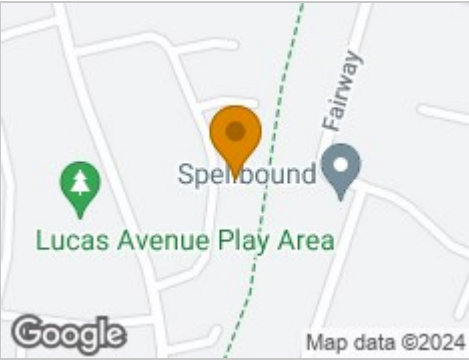
Driveway

Rear Garden

Tel: 01245 330764



Road Map



Hybrid Map



Terrain Map



Energy Performance Certificate

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	85

England & Wales

EU Directive 2002/91/EC

Ground Floor

Approx 31 sq m / 334 sq ft

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC

First Floor

Approx 29 sq m / 309 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.