

oakheart



£450,000

Offers In Excess Of
Rubens Gate, Springfield, Chelmsford

Welcome to this charming semi-detached house located in the desirable area of Rubens Gate, Springfield, Chelmsford. This delightful property is an ideal home for families, particularly those with young children, as it is surrounded by a selection of excellent local schools.

The house boasts a large lounge and a stunning open plan kitchen / diner which provides ample space for family gatherings and entertaining guests. The three well-proportioned bedrooms

offer comfortable living quarters, ensuring that everyone has their own personal space. The bathroom is conveniently located, catering to the needs of the household.

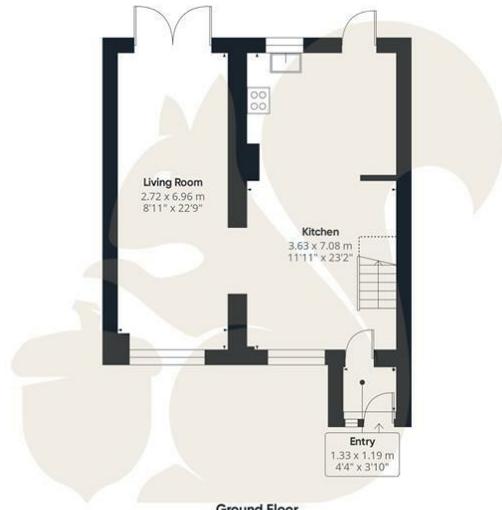
One of the standout features of this property is the low-maintenance gardens, both front and back, which are laid with Astro turf. This not only enhances the aesthetic appeal of the home but also allows for more leisure time, as there is no need for extensive gardening upkeep.

Overall, this semi-detached house presents a wonderful opportunity for those seeking a family-friendly environment in a vibrant community. With its practical layout and convenient location, it is sure to attract interest from prospective buyers. Do not miss the chance to make this lovely house your new home.









Ground Floor



Floor 1



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Approximate total area⁽¹⁾

88.2 m²
950 ft²

Reduced headroom

1.5 m²
16 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:

Energy Efficiency Rating

| | Current | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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