



## 153 Gloucester Avenue

Chelmsford, CM2 9DU

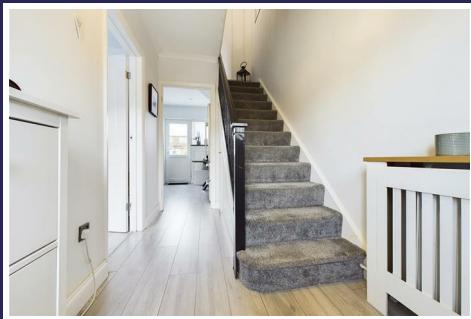
Guide price £390,000



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, Chelmsford, CM2 9DU

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## Entrance Hall

10'11 x 5'9 (3.33m x 1.75m)

A spacious hallway with stairs to first floor and storage.

## Living Room

12'4 x 10'11 (3.76m x 3.33m )

A cosy room with wood panelling and a bay window.

## Kitchen/Diner

16'11 x 9'9 (5.16m x 2.97m)

Absolutely stunning room with integrated electric oven, wine cooler and ceramic hob. There's plenty of storage and worktop space, along with a breakfast bar and an additional dining area. Door to the rear garden.

## First Floor

### Landing

7'1 x 3'11 (2.16m x 1.19m)

### Bedroom One

12'5 x 11' (3.78m x 3.35m)

A great size double bedroom with plenty of space for wardrobes and drawers.

### Bedroom Two

9'10 x 9'2 (3.00m x 2.79m)

A good double bedroom with a fitted storage cupboard.

Plenty of space for wardrobes and drawers.

### Bedroom Three

7'10 x 6'1 (2.39m x 1.85m)

A single bedroom with a storage cupboard, ideal for a nursery and or a study.

## Exterior

### Off Road Parking

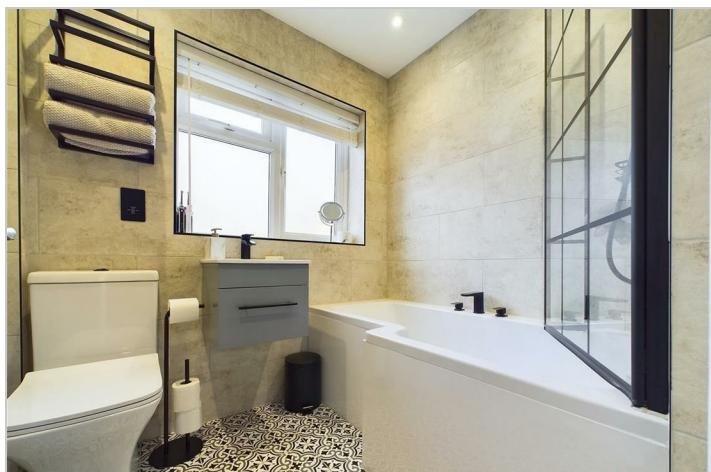
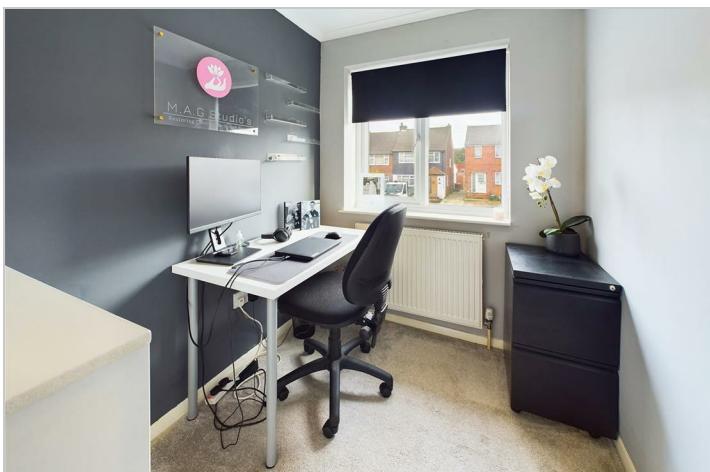
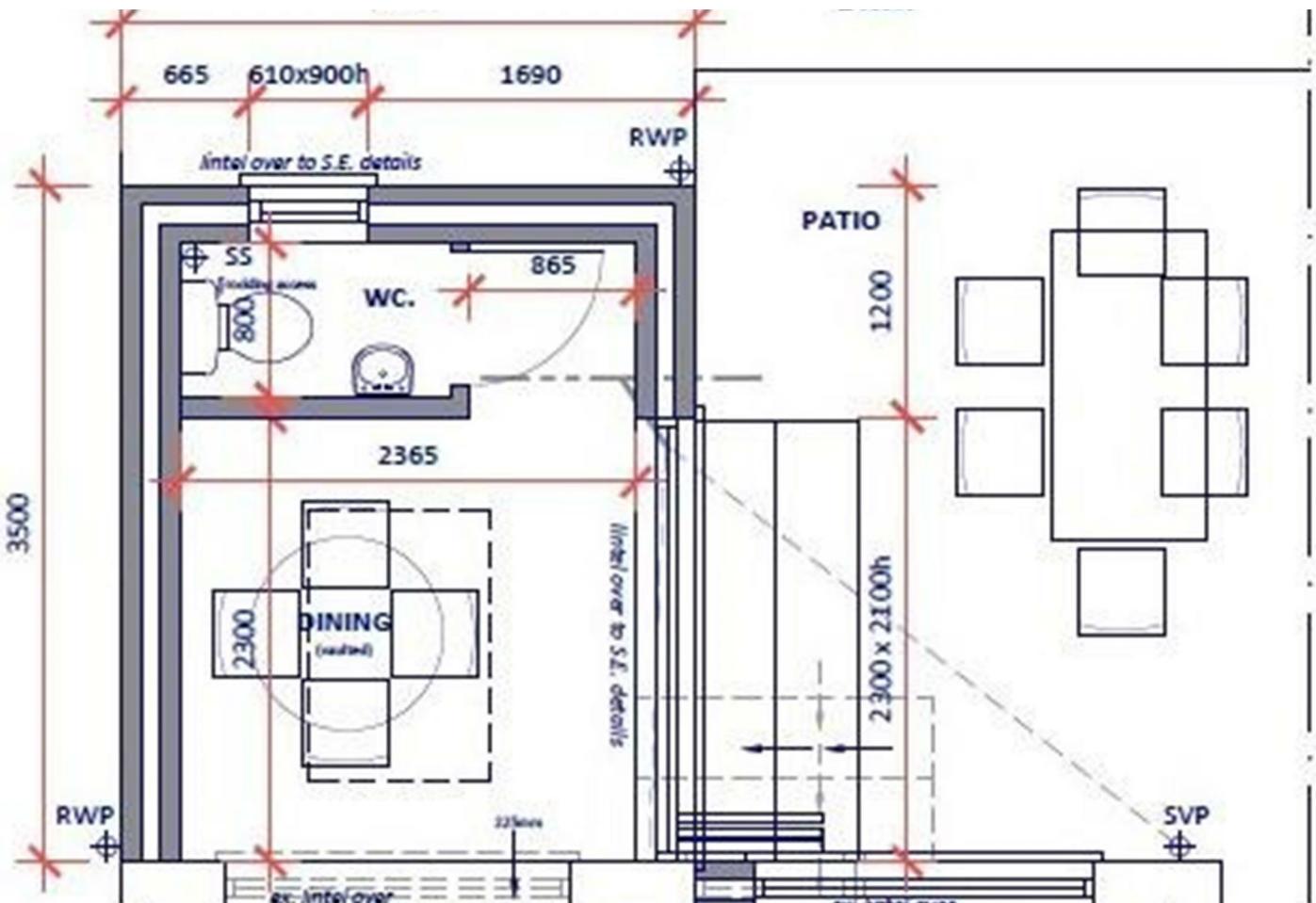
Block paved driveway with parking for two cars, access to rear garden.

### Rear Garden

A good sized garden with a paved patio area, lawned area and side access.

### \*Planning Permission

Plans passed for a single story rear extension with a separate dining room & downstairs W.C, valid until September 2025. Plans available on request.



## Road Map



## Hybrid Map



## Terrain Map



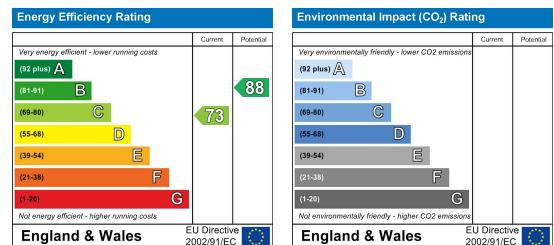
## Floor Plan



## Viewing

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

## Energy Efficiency Graph



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