



## Gloucester Avenue

Chelmsford, CM2 9LF

**Guide Price £399,995**



Offered for sale for the first time since new is this spacious 1950s semi detached home that offers TWO RECEPTION ROOMS and THREE GOOD-SIZED BEDROOMS, plus entrance hall & cloakroom, spacious lounge, SEPARATE DINING ROOM, fitted kitchen & bathroom, driveway parking for 3-4 CARS and a 47' REAR GARDEN with 3x sheds/workshops. NO ONWARD CHAIN.



# Gloucester Avenue, Chelmsford, CM2 9LF

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## INTERIOR:

### GROUND FLOOR:-

#### ENTRANCE HALL:

Entrance door to side, double glazed window to side, stairs to first floor, understairs cupboard, radiator.

#### CLOAKROOM/WC:

Obscure double glazed window to front, low level wc, wall mounted basin.

#### LOUNGE: 13'11" x 10'11"

Double glazed window to front, gas fireplace, radiator, double doors to:

#### DINING ROOM: 9'11" x 9'11"

Double glazed french doors to rear, radiator, potential to knock through to kitchen to create kitchen diner, strp.

#### KITCHEN: 11'2" x 7'8"

Double glazed window to side, door to rear, wall and base units, fitted worktop, inset sink, space for cooker, washing machine and fridge/freezer, boiler to wall, storage cupboard with space for fridge/freezer.

### FIRST FLOOR:-

#### LANDING:

Double glazed window to side, loft access, radiator.

#### BEDROOM ONE: 13'11" x 10'9"

Double glazed window to front, built in wardrobes, radiator.

#### BEDROOM TWO: 9'11" x 9'6"

Double glazed window to rear, radiator.

#### BEDROOM THREE: 10'9" max x 7'

Double glazed window to front and side, over-stairs cupboard, radiator.

## FAMILY BATHROOM:

Obscure double glazed window to rear, bath with shower over, wall mounted basin, low level wc.

### EXTERIOR:-

#### FRONT GARDEN & DRIVEWAY:

Generous sized front garden with mature plant borders, driveway with parking for 3-4 cars, potential to create a larger driveway, gated side access.

#### REAR GARDEN:

Mature 47' garden, an array of plant/shrub borders, three sheds/workshops with power and lighting connected to some.

## AGENTS NOTES:

Call Hamilton Piers of Chelmsford to view.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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