



## Fifth Avenue

Chelmsford, CM1 4HB

Freehold  
Tax Band:

**Offers In Excess Of £430,000**



Being sold with NO ONWARD CHAIN is this semi detached family home boasting a SPACIOUS LOUNGE, re-fitted kitchen diner, CLOAKROOM, conservatory, NEWLY FITTED SHOWER ROOM, driveway & GARAGE to the rear and an UNOVERLOOKED REAR GARDEN. Located in "The Avenues" - some of the most highly regarded roads in Chelmsford... and within WALKING DISTANCE TO THE CITY CENTRE!



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## Ground Floor:-

### Entrance Hall:

Entrance door to front, doors to cloakroom, storage cupboard.

### Cloakroom:

5'07 x 2'08 (1.70m x 0.81m)

Obscure double glazed window to side, Low level WC, wall mounted hand wash basin, towel rail, radiator.

### Lounge:

18'00 x 16'00 (5.49m x 4.88m)

Double glazed window to front, stairs to first floor, electric fireplace, radiators.

### Kitchen/Diner:

16'04 x 9'00 (4.98m x 2.74m)

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated fridge freezer, cooker with extractor over, space for washing machine, radiator, part tiled walls, tiled flooring, door to conservatory.

### Conservatory:

9'07 x 8'09 (2.92m x 2.67m)

UPVC roof, double glazed door to rear, double glazed windows to rear and sides, electric heater.

## First Floor:-

### Bedroom One:

13'01 x 9'11 (3.99m x 3.02m)

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

### Bedroom Two:

12'02 x 9'04 (3.71m x 2.84m)

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

### Bedroom Three:

8'04 x 6'05 (2.54m x 1.96m)

Double glazed window to front, radiator.

## Family Bathroom:

7'11 x 5'08 (2.41m x 1.73m)

Obscure double glazed window to rear, fully tiled double shower cubicle, low level W/C, vanity hand wash basin, heated towel radiator.

## Exterior:-

### Front Garden:

Mature shrubs, rest laid to lawn, with potential for a dropped kerb to front for driveway parking for multiple cars.

### Rear Garden:

Decking to immediate rear, gated side access, shed, mature shrubs, rest laid to lawn, door to garage. approx 55ft.

### Garage:

Garage with power and lighting, shared driveway to rear.



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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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