



Gloucester Avenue

Chelmsford, CM2 9LF

Freehold
Tax Band:

Guide Price £470,000



An EXTENDED & SUBSTANTIAL semi detached home boasting THREE DOUBLE BEDROOMS, a generous rear garden, SPACIOUS 20'7" LOUNGE DINER and a separate sitting / PLAY ROOM. The home is arranged over three floors and also offers a re-fitted kitchen, family bathroom and separate shower room, driveway PARKING FOR 4-5 CARS, a CARPORT with ROLLER DOOR offering access to the rear and the DETACHED GARAGE/WORKSHOP, and a conservatory/plant room accessed from the LARGE GARDEN. Ideally located with easy access to local schooling, shops and the City Centre.



Ground Floor:

Entrance Porch:

Composite entrance door to front, double glazed windows to front and side, door to entrance hall, tiled flooring.

Entrance Hall:

Doors to cloakroom, sitting room, kitchen, radiator, stairs to first floor.

Cloakroom:

Obscure double glazed window to side, low level W/C, vanity hand wash basin, radiator, part tiled walls, tiled flooring.

Sitting Room:

13'11" x 10'11" (4.24m x 3.33m)

Double glazed window to front, radiator, electric fire.

Kitchen:

21'9" x 7'8" max (6.63m x 2.34m max)

Double glazed windows to side and rear, double glazed door to rear, door to lounge diner, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for washing machine, fridge freezer, dishwasher, integrated gas hob, with stainless steel splashback with extractor over, double oven, tiled flooring.

Lounge Diner:

20'7" x 12' > 10' (6.27m x 3.66m > 3.05m)

Double glazed window to rear, two radiators.

First Floor:

Landing:

Doors to bedroom one, bedroom two, bedroom three, family bathroom, shower room, two cupboards, radiator, stairs to second floor.

Bedroom One:

13'11" x 11' (4.24m x 3.35m)

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two:

14'8" x 10'2" (4.47m x 3.10m)

Two double glazed windows to front, two radiators, fitted wardrobes, cupboard.

Bedroom Three:

10'11" x 10'2" (3.33m x 3.10m)

Double glazed window to rear, fitted wardrobes, radiator.

Family Bathroom:

8'1" x 5'5" (2.46m x 1.65m)

Obscure double glazed window to rear, panel bath with shower mixer tap, pedestal hand wash basin, low level W/C, radiator, tiled walls.

Shower Room:

6'9" x 5'9" (2.06m x 1.75m)

Obscure double glazed window to rear, fully tiled shower cubicle, pedestal hand wash basin, low level W/C, radiator, part tiled walls, tiled flooring.

Second Floor:

Landing/Study:

10'11" x 6'7" (3.33m x 2.01m)

Velux window to front, door to bedroom four.

Loft Room:

17'9" x 9'8" max (5.41m x 2.95m max)

Velux window to front and rear, two eaves storage cupboards, two radiators.

Exterior:

Conservatory:

11'11" x 6' (3.63m x 1.83m)

UPVC roof, double glazed windows to rear and side.

Rear Garden:

Electric roller door to car port, door to garage & utility, door to shed, paved patio to immediate rear, door to conservatory, , mature shrubs to border, rest laid to lawn.

Garage:

22'3" x 9'1" (6.78m x 2.77m)

Up and over door, power and lighting, door to utility room.

Utility Room:

9'1" x 8'7" (2.77m x 2.62m)

Window to side, space for two fridge freezers, tumble dryer.

Frontage & Parking:

Carport and driveway parking for 4/5 cars



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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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