



Avenue Road

Chelmsford, CM2 9TY

Guide Price £415,000



**** Guide Price £415,000 - £425,000**** Located on a sought-after PRIVATE ROAD and boasting THREE DOUBLE BEDROOMS and an UNOVERLOOKED 48' REAR GARDEN is this rarely available semi detached home with entrance hall & cloakroom, IMPRESSIVE-SIZED 19'10" LOUNGE DINER, fitted kitchen, family bathroom, garage with POTENTIAL TO CONVERT stp and driveway parking. View today!



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Ground Floor:-

Entrance Hall:

UPVC entrance door to side, doors to kitchen, cloakroom, lounge diner, stairs to first floor, wood effect flooring.

Cloakroom:

Obscure double glazed window to side, low level W/C, wall mounted hand wash basin, radiator, wood effect flooring.

Kitchen:

10' x 7'8" (3.05m x 2.34m)

Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level double oven, gas hob, with extractor over, space for under counter fridge and freezer, dishwasher, washing machine, boiler to cupboard, part tiled walls, tiled flooring.

Lounge Diner:

19'10" > 11'11" x 16' (6.05m > 3.63m x 4.88m)

Double glazed sliding doors to rear, stairs to first floor, two radiators, cupboard, wood effect flooring.

First Floor:-

Landing:

Doors to bedroom one, bedroom two, bedroom three, family bathroom, airing cupboard.

Bedroom One:

15'11" x 10'1" (4.85m x 3.07m)

Two double glazed windows to front, radiator, wood effect flooring.

Bedroom Two:

13'7" x 7'9" (4.14m x 2.36m)

Double glazed window to rear, radiator, wood effect flooring.

Bedroom Three:

13'9" > 12' x 7'11" (4.19m > 3.66m x 2.41m)

Double glazed window to rear, radiator, wood effect flooring.

Family Bathroom:

7'6" x 5'1" (2.29m x 1.55m)

Obscure double glazed window to side, panel bath with shower over, wall mounted hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

Exterior:-

Frontage, Parking & Garage:

Garage with up and over door, driveway parking with graveled area to side (could be converted/used as further driveway spaces).

Rear Garden:

Paved patio to immediate rear, mature shrubs and trees to border, shed to rear, gated side access, rest laid to lawn, approx 48'.



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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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