



old Church Avenue

Chelmsford, CM1 7HA

£315,000

Freehold
Tax Band: B



Offered for sale is this terraced property boasting **TWO DOUBLE BEDROOMS** and a **GENEROUS-SIZED FRONTAGE**, plus spacious lounge, 16' **MODERN KITCHEN DINER**, 14' conservatory overlooking the garden, **MODERN BATHROOM**, driveway parking for two cars, and enclosed rear garden, call to view!



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

LOUNGE: (15'11" x 11'5")

Entrance door to front, double glazed window to front, stairs to first floor, under stairs storage cupboard, radiator, door to kitchen diner.

KITCHEN/ DINER: (15'11" x 9'8")

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, built in oven, electric hob (with extractor over) & dishwasher, radiator, door to conservatory.

CONSERVATORY: (14'5" x 9'6")

Glazed windows to side and rear, door to garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access via hatch, doors to all bedrooms & family bathroom.

BEDROOM ONE: (12'10" x 8'11")

Double glazed window to front, built in storage cupboard, radiator.

BEDROOM TWO: (10' x 9'8")

Double glazed window to rear, storage cupboard, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, panel "P" shaped bath with shower over, low-level WC, wall mounted hand wash basin, tiled floor & walls.

EXTERIOR:

REAR GARDEN:

To the immediate rear of the property is a patio area, gated

side access, remainder laid to lawn.

FRONT GARDEN:

To the front of the property is a double length shingle driveway providing off-road parking for two cars.

AGENTS NOTES

If you have any further questions regarding this property, please call Hamilton Piers

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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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