



1 Melbourne Avenue, Chelmsford, Essex, CM1 2DN

- THREE BEDROOM SEMI DETACHED
- WELL PRESENTED
- CLOAK ROOM
- LOUNGE/DINER
- REFITTED KITCHEN
- FIRST FLOOR FAMILY BATHROOM
- APPROX 60FT REAR GARDEN
- DRIVEWAY FOR SEVERAL VEHICLES
- CLOSE PROXIITY TO THE CITY AND RAIL STATION
- NO ONWARD CHAIN



PROPERTY DESCRIPTION

A Well Presented Three Bedroom Semi Detached Family Home that comprises of a Spacious Entrance Hall, Cloakroom, Refitted Kitchen and Lounge/Diner to the ground floor with Three Bedrooms and a Family Bathroom to the first floor. The property further benefits from gas central heating, double glazed windows, cavity wall insulation, driveway providing off road parking for several vehicles, and a large mainly unoverlooked south facing rear garden that measures approximately 60ft in depth. NO ONWARD CHAIN. (Council Tax Band - C)

The property is located within close proximity to the Tanglewood Nursery, St John Payne School, Chelmsford County High School, the King Edward V1 Grammar School and other educational options. The property is also close to a small parade of shops serving those everyday needs whilst not forgetting that the Morrisons Supermarket is within easy striking distance. Bus services serve the City Centre for more comprehensive amenities to include thriving High Street and, of course, main line rail service to Liverpool Street Station.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance hall

ENTRANCE HALL

Stairs rising to first floor, doors leading to the lounge/diner, refitted kitchen and cloakroom.

CLOAKROOM

Obscure double glazed window to side, low level wc, wash hand basin.

LOUNGE/DINER

14' 6" > 9' 10" x 17' 7" > 11' 8" (4.42m x 5.36m)

Double glazed window to front and rear aspect

REFITTED KITCHEN

11' 5" x 10' 11" (3.48m x 3.33m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to side, double glazed door to rear garden, stainless steel sink unit, cupboard housing the Baxi gas boiler, integrated electric oven and gas hob with extractor over, there are a variety of appliances to remain such as fridge/freezer, microwave, dishwasher, washing machine and tumble dryer.

FIRST FLOOR LANDING

Double glazed window to front, airing cupboard, loft access, doors to:

FAMILY BATHROOM

Panelled bath with shower over, low level wc, wash hand basin, obscure double glazed window to side.

BEDROOM ONE

14' 7" x 9' 6" (4.45m x 2.90m) PLUS DOOR RECESS

Double glazed window to rear.

BEDROOM TWO

11' 0" x 8' 8" (3.35m x 2.64m) PLUS DOOR RECESS

Double glazed window to rear.

BEDROOM THREE

9' 10" x 7' 7" (3.00m x 2.31m)

Double glazed window to front.

EXTERIOR

To the front of the property there is a block paved driveway which provides parking for several vehicles. The side gate leads to the rear garden which measures approximately 60ft in depth and commences with a patio area with the remainder laid to lawn with a variety of flowers, trees and shrubs. The wooden shed will remain which has power and light connected.

SERVICES

ALL MAIN SERVICES ARE CONNECTED

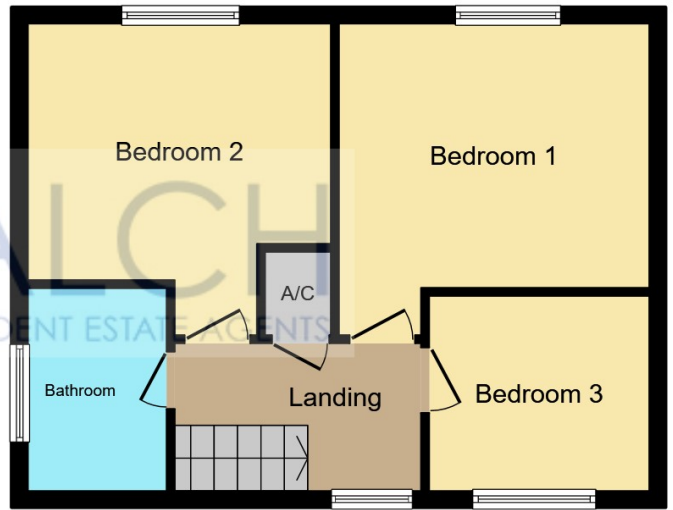
VIEWING

By prior appointment with BALCH ESTATE AGENTS. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.





Ground Floor



First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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