

FOR SALE

Asking Price £450,000 Freehold



## 6 Coval Avenue, Chelmsford, Essex, CM1 1TF

- THREE BEDROOM SEMI DETACHED
- TWO RECEPTION ROOMS
- CONSERVATORY
- FITTED KITCHEN
- OFF ROAD PARKING
- GOOD SIZE REAR GARDEN
- CLOSE TO CHELMSFORD CITY CENTRE
- FIRST FLOOR BATHROOM
- VIEWING ADVISED
- NO ONWARD CHAIN



## PROPERTY DESCRIPTION

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Discover this charming three bedroom semi detached home in a highly convenient location close to Chelmsford city centre, offering excellent access to local amenities, schools and transport links including direct trains to London Liverpool Street.

The property offers well balanced accommodation comprising two reception rooms, a fitted kitchen and a conservatory overlooking a good size rear garden measuring approximately 60ft in depth. The second reception room provides flexible use and could serve as a dining room, study or playroom depending on requirements. Upstairs are three well proportioned bedrooms and a first floor bathroom serving the home.

The property also benefits from off road parking to the front. Externally, the rear garden provides a pleasant and private outdoor space, ideal for relaxing or entertaining.

Offered with no onward chain, this charming home requires modernisation throughout and presents a fantastic opportunity for buyers looking to create a home to their own specification in a sought after and well connected location.



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

#### GROUND FLOOR

HALLWAY

WC

KITCHEN 9' 7" x 6' 5" (2.92m x 1.96m)

DINING ROOM 11' 7" x 12' 3" (3.53m x 3.73m)

LOUNGE 11' 3" x 12' 7" (3.43m x 3.84m)

CONSERVATORY 9' 4" x 7' 0" (2.84m x 2.13m)

#### FIRST FLOOR

#### LANDING

BATHROOM 8' 8" x 6' 6" > 3'4 (2.64m x 1.98m)

BEDROOM 1 12' 4" x 11' 7" (3.76m x 3.53m)

BEDROOM 2 11' 6" x 10' 8" (3.51m x 3.25m)

BEDROOM 3 8' 2" x 7' 8" (2.49m x 2.34m)

#### EXTERIOR

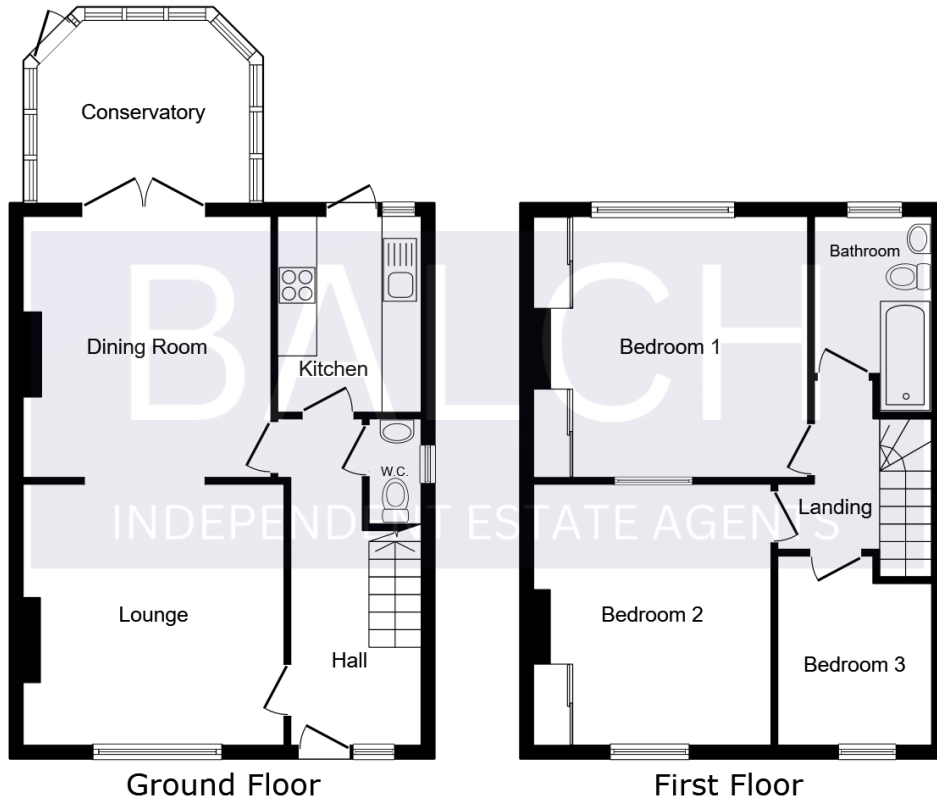
REAR GARDEN measures approximately 60ft in depth.

FRONT GARDEN Off street parking for one vehicle.




# FLOORPLAN & EPC

Coval Avenue, Chelmsford, CM1 1TF



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

| Energy Efficiency Rating                    |          | Current  | Potential |
|---|----------|--|-----------|
| Very energy efficient - lower running costs |          |  |           |
| (92+)                                       | <b>A</b> |  |           |
| (81-91)                                     | <b>B</b> |  | <b>85</b> |
| (69-80)                                     | <b>C</b> |  |           |
| (55-68)                                     | <b>D</b> | <b>60</b>  |           |
| (39-54)                                     | <b>E</b> |  |           |
| (21-38)                                     | <b>F</b> |  |           |
| (1-20)                                      | <b>G</b> |  |           |
| Not energy efficient - higher running costs |          |  |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC  |           |

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