



## 7 Gloucester Avenue

Chelmsford, CM2 9DP

Guide Price £475,000 to £500,000





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## Entrance Hall

12'6 x 5'10 (3.81m x 1.78m)

Entrance door, stairs to first floor.

## WC

4'9 x 2'5 (1.45m x 0.74m)

Close coupled WC, wash hand basin.

## Kitchen

11' x 7'4 (3.35m x 2.24m)

A range of fitted storage units with integrated electric oven, dishwasher and fridge/freezer. Work surfaces incorporate sink unit with mixer taps and electric hob. Space and plumbing for washing machine. Window to rear, door to side.

## Living Room

12'10 x 11'7 (3.91m x 3.53m)

Bay window to front, radiator, fireplace.

## Dining Room

12'3 x 10'3 (3.73m x 3.12m)

Door to rear, radiator, fireplace, storage cupboard.

## First Floor

### Landing

8'1 x 4'9 (2.46m x 1.45m)

Stairs to ground floor, access to loft

### Bedroom One

14'3 x 10'3 (4.34m x 3.12m)

Bay window to front, radiator, fitted storage.

### Bedroom Two

12'4 x 9'7 (3.76m x 2.92m)

Window to rear, fitted storage. Radiator.

## Bedroom Three

9'1 x 7'2 (2.77m x 2.18m)

Window to side, radiator.

## Bathroom

8'1 x 6'6 (2.46m x 1.98m)

Window to front, Shower cubicle, close coupled WC, wash hand basin, radiator,

## Exterior

### Frontage

Lawned area with a brick wall. Hardstanding providing off road parking leading the garage.

### Detached Garage

Up and Over Door

### Rear Garden

Mainly laid to lawn with various trees, flowers and bushes. Fencing to boundaries.







Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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