

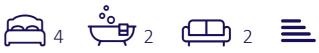


# 20 Gloucester Avenue

Chelmsford, CM2 9LE

Guide Price £600,000











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**Entrance Hall** 

9'5 x 5'10 (2.87m x 1.78m)

Entrance door, stairs to first floor, radiator.

Living Room

12'9 x 11'11 (3.89m x 3.63m)

Bay window to front, radiator.

Kitchen/Diner

19'1 x 11'10 (5.82m x 3.61m)

Range of fitted storage units with space and plumbing for washing machine, range cooker, dishwasher and fridge/freezer. Work surfaces incorporate a sink unit and a breakfast bar. Radiator, open to:

Family Room/Second Reception Room 14'1 x 9'10 (4.29m x 3.00m)

Window and doors to rear, Velux windows, fitted storage, radiator.

Shower Room

11'6 x 3' (3.51m x 0.91m)

Shower cubicle, wash hand basin, low level WC.

First Floor

Landing

8'2 x 4'3 (2.49m x 1.30m)

Stairs to ground and first floor, window to side.

Bedroom One

14'8 x 11' (4.47m x 3.35m)

Bay window to front, radiator, fitted wardrobes.

Bedroom Two

11'11 x 11'7 (3.63m x 3.53m)

Window to rear, radiator.

Bedroom Three

7'2 x '6'9 (2.18m x '2.06m)

Window to rear, radiator, fitted wardrobes

Bathroom

8'5 x 6'8 (2.57m x 2.03m)

Window to front and side, panelled bath, shower cubicle, wash hand basin and close coupled WC.

Second Floor

Bedroom Four

18'5 x 10' (5.61m x 3.05m)

Window to rear, radiator.

Wash Room

9'2 x 3'1 (2.79m x 0.94m)

Exterior

Front

Hardstanding providing off road parking, leading to rear garden.

Rear Garden

Mainly laid to lawn with various trees, flowers, bushes and shrubs. An elevated decked seating area.

















### Road Map Hybrid Map Terrain Map







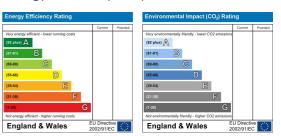
#### Floor Plan



### 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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