

# HOME



**Chelmsford**  
**£500,000**  
**3-bed semi detached house**

## Coval Avenue

This charming 1930's semi-detached house in Chelmsford offers a fantastic opportunity for a growing family or a savvy investor. Situated just 0.3 miles from Chelmsford Train Station, this property boasts convenient access to London and beyond.

The house features two formal reception rooms, providing ample space for relaxing or entertaining guests. A ground floor W.C and first floor bathroom offer added convenience for a busy household. The 14'11 kitchen is perfect for preparing meals, and the potential for driveway to the front and residence permit parking make coming and going a breeze. One of the standout features of this property is the potential to extend, subject to local planning consent, allowing for additional living space to be created. The garage in a nearby block offers additional storage space for tools, bikes, or a car.

Step outside into the 48ft south west facing rear garden, perfect for enjoying the sunny days and alfresco dining. Close to local amenities, schools, and parks, this property is ideally located for a well-rounded lifestyle.

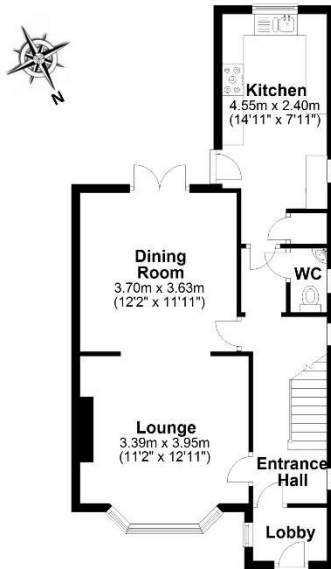
**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

## Floor Plans

### Ground Floor



APPROX INTERNAL FLOOR AREA  
56 SQ M 599 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
98 SQ M 1051 SQ FT  
This plan is for layout guidance only and is  
**NOT TO SCALE**  
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
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### First Floor



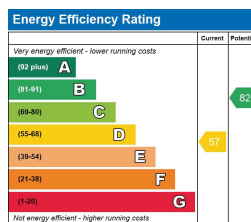
APPROX INTERNAL FLOOR AREA  
42 SQ M 452 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
98 SQ M 1051 SQ FT  
This plan is for layout guidance only and is  
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### Features

- Potential to extend (STPP)
- 0.3 miles to Chelmsford train station
- Residence permit parking
- Potential for driveway to front
- Garage in nearby block
- Two formal reception rooms
- Ground floor W/C & first floor bathroom
- 14'11 kitchen
- 48ft south west facing rear garden
- Close to local amenities

### EPC Rating



### The Nitty Gritty

Tenure: Freehold

Band C is the Council Tax band for this property and the annual council tax bill is £1,852.88.

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Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

