



15 Seventh Avenue, Chelmsford, CM1 4EE

£425,000

\*\*\* NO ONWARD CHAIN - APPROX 70' REAR GARDEN AND GARAGE USED FOR STORAGE ONLY \*\*\* A TWO DOUBLE BEDROOM DETACHED BUNGALOW situated in a sought after cul de sac, to the north side of Chelmsford with easy access to Broomfield hospital and shopping parade close by. GOOD SIZE HALL, SITTING/DINING ROOM, KITCHEN, GARDEN/FAMILY ROOM, MODERN SHOWER ROOM. SIDE LOBBY/UTILITY. The property has gas radiator heating and upvc double glazing.

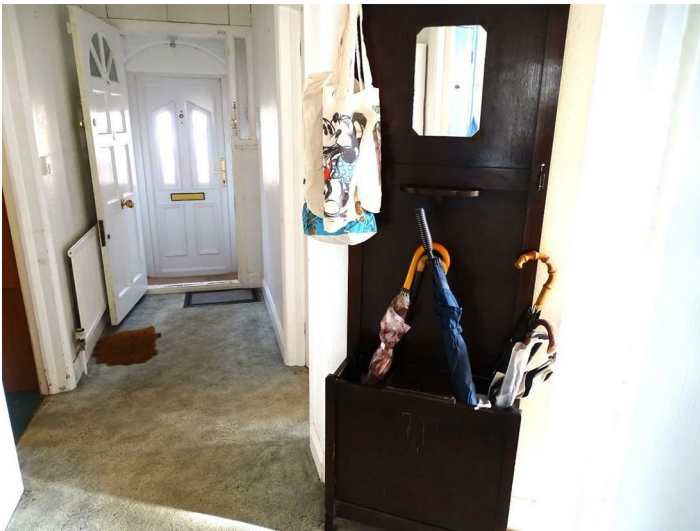
### LOCALITY INFORMATION

There are regular bus services in Broomfield Road into the city centre which has an excellent range of shopping and recreational facilities and the mainline railway station to London. There is a Tesco store within walking distance on Broomfield Road and a variety of other shops including a chemist. Broomfield hospital is a short drive away. There are excellent schools nearer to the city centre which include King Edward Grammar school and the County High School for girls. St John Payne Catholic School is located on Patching Hall Lane.

### ACCOMMODATION COMPRISES

Upvc entrance door with stained leaded light windows to porch. Door to hall.

### GOOD SIZE HALL



Radiator, access to roof space.

### SITTING/DINING ROOM 22'4" x 10'10" (6.82 x 3.31)



Two radiators, three upvc double glazed windows.

### FURTHER VIEW



### KITCHEN 14'5" x 13'10" (4.41 x 4.23)



Good range of worktop space with drawers and cupboards below, range of eye level cabinets, four ring electric ceramic hob, extractor hood above, oven/grill, wall mounted Worcester combination boiler, upvc double glazed window to side.

FURTHER VIEW



SIDE LOBBY/UTILITY 7'6" x 7'1" (2.29 x 2.16)



Worktop with cupboards below and plumbing for automatic washing machine, upvc double glazed windows and part glazed door to rear garden.

GARDEN/FAMILY ROOM 14'2" x 11'6" (4.33 x 3.51)



Brick built with wooden double glazed windows and separate double glazed doors to rear garden.

REVERSE VIEW



BEDROOM ONE 13'10" including bow x 11'4" including wardrobes (4.22 including bow x 3.47 including wardrobes)



Radiator, excellent range of fitted wardrobes, mirrored wardrobes and cupboards, led light upvc double glazed bow window to front.

**FITTED WARDROBES**

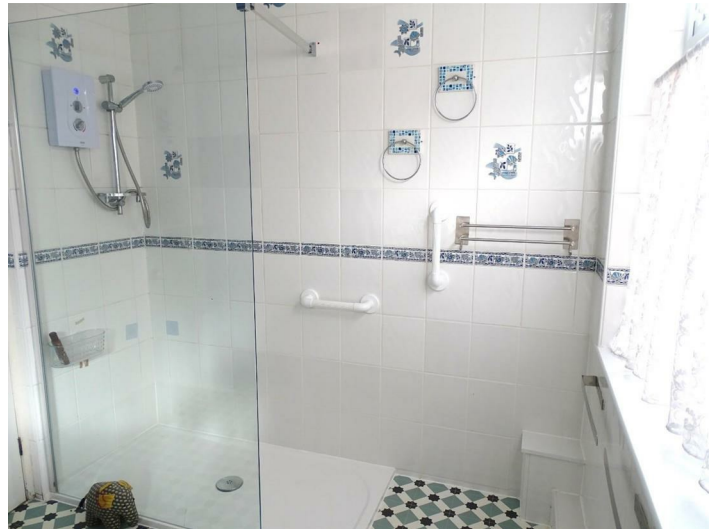


BEDROOM TWO 11'8" including bow x 10'7" (3.58 including bow x 3.24)



Radiator, excellent range of fitted wardrobes, cupboards and vanity drawer unit, ceiling rose, led light upvc double glazed bow window to front.

**SHOWER ROOM 8'4" x 7'4" (2.56 x 2.26)**



White suite comprising low level wc, vanity wash hand basin with wall mirror and spot lights to pelmet above, double walk in shower unit, radiator, built in linen cupboard, fully tiled walls, two frosted upvc double glazed windows.

ADDITIONAL VIEW



REAR ELEVATION



APPROX 70' REAR GARDEN



LOWER GARDEN AREA



There is a paved patio to the rear elevation, the remainder is mainly laid to lawn with well stocked flower and shrub borders.

RAISED SHRUB BEDS



Two railway sleeper constructed raised beds.

### BRICK PAVED AREA TO SIDE ELEVATION



There is a brick paved area to the side with wooden gates for security.

### DETACHED GARAGE 75'5"36'1" x 29'6"16'4" (23'11 x 9'5)



The garage has an electric roll up door and is used for storage only. It could be used as an office or gym or other purpose if required.



**APPROX INTERNAL FLOOR AREA 95 SQ M (1020 SQ FT)**  
**PLUS OUTBUILDING 21 SQ M (220 SQ FT)**  
 This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
 All measurements are approximate  
**NOT** to be used for valuation purposes  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		63	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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