



23 Pennine Road, Chelmsford, CM1 2HG

£325,000

A well presented END TERRACED FAMILY HOME WITH THREE GOOD SIZE BEDROOMS. It is set back from the road overlooking a small greensward and enjoys a large landscaped rear garden. There is a timber constructed workshop and parking to the rear which is accessed via Melbourne Avenue. Ground floor: ENTRANCE HALL, SPACIOUS LOUNGE/DINER, GOOD SIZE KITCHEN. First floor: THREE GOOD SIZE BEDROOMS, MODERN BATHROOM AND SEPARATE WC. The property has gas radiator heating (Worcester boiler installed in 2017) and upvc double glazing.



LOCALITY INFORMATION

The property is situated to the west side of Chelmsford with regular bus services in to Chelmsford city centre which enjoys the mainline railway station to London and an excellent range of shopping and recreational facilities which include the popular Bond Street Quarter shopping centre, John Lewis store, restaurants, public houses and two cinemas. There are a good range of local shops and schools in close proximity.

ACCOMMODATION COMPRISES

Composite entrance door with leaded light windows to hall.

ENTRANCE HALL

Radiator, stairs to first floor.

LOUNGE/DINER 21'10" x 12'0" (6.67 x 3.67)



Radiator, feature fireplace, upvc double glazed window to rear, upvc double glazed French doors with windows either side to rear garden.

FURTHER VIEW



GOOD SIZE KITCHEN 18'2" including utility area x 6'8" (5.54m including utility area x 2.05)



Excellent range of worktop space incorporating ample drawers, cupboards and breakfast bar below, good range of eye level cabinets, radiator, feature ornamental bow upvc double glazed window to front, arch to utility area.

REVERSE VIEW



UTILITY AREA



Wall mounted Worcester gas boiler installed in 2017, upvc double glazed window to front and upvc part double glazed door to side.

LANDING

Access to roof space, built in cupboard.

BEDROOM ONE 15'2" x 8'11" (4.63 x 2.73)

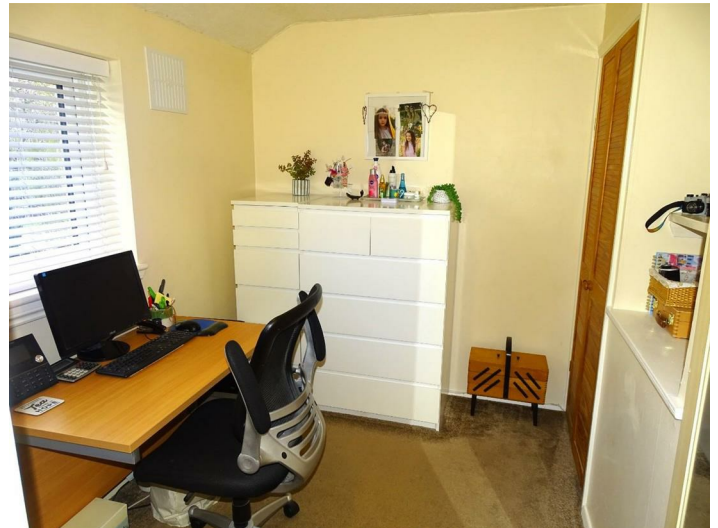


Radiator, built in double wardrobe and shelved recess, two upvc double glazed windows to rear.

ADDITIONAL VIEW



BEDROOM TWO 10'11" x 6'7" (3.35 x 2.03)



Radiator, built in double wardrobe, upvc double glazed window to front.

BEDROOM THREE 10'5" x 6'5" (3.19 x 1.97)



Radiator, built in single wardrobe, upvc double glazed window to rear.

MODERN BATHROOM



White suite comprising panelled bath, pedestal wash hand basin, chrome heated towel rail, double airing cupboard, frosted upvc double glazed window to front.

SEPARATE WC



White low level wc, radiator, frosted upvc double glazed window to front.

OUTSIDE

A good size front garden which is laid to lawn and of an open plan design. There is a side gate leading through a partially covered passage to the rear garden.

LANDSCAPED REAR GARDEN



The garden is separated into two areas. The first area is lawned with a private paved patio, feature raised stone bed to one corner and is secluded by hedgerow to the boundaries.

SECLUDED PATIO AREA



FEATURE PERGOLA SEATING AREA



LOWER GARDEN AREA



PRIVATE WOOD CHIP BED SEATING AREA



There is an opening to the lower garden which is lawned with feature pergola, trellis and stoned bedding. A very pleasant wood chip bed seating area is found to the bottom of the garden and there is rear gate access.

SERVICE ROAD TO REAR

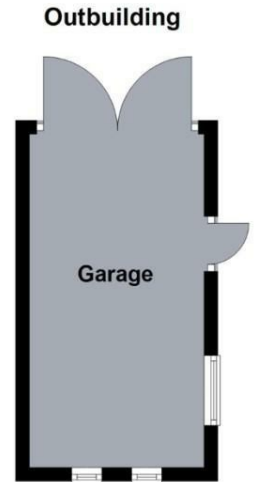


There is parking and a timber constructed workshop to the bottom of the garden which is accessed via a service road off Melbourne Avenue.

PARKING AND TIMBER WORKSHOP TO REAR



APPROX INTERNAL FLOOR AREA 77 SQ M (830 SQ FT)
PLUS OUTBUILDING 12 SQ M (130 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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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		65	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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