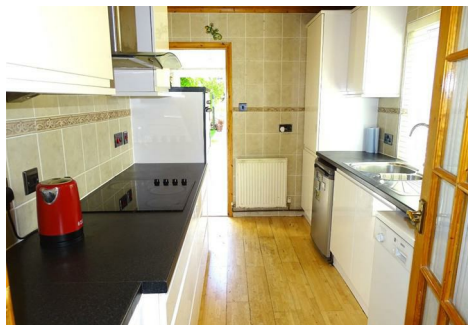




10 Fifth Avenue, Chelmsford, CM1 4HD

£550,000

A 1930'S THREE BEDROOM SEMI DETACHED FAMILY HOME IN A SOUGHT AFTER AVENUE *** NO ONWARD CHAIN - BEAUTIFULLY LANDSCAPED 160' SOUTH FACING REAR GARDEN - SCOPE FOR REAR EXTENSION AND LOFT CONVERSION (stpp) - WALK TO STATION AND EXCELLENT SCHOOLS IN CLOSE PROXIMITY *** Ground floor: PORCH, LONG INVITING HALL, SITTING ROOM, DINING ROOM, REFITTED KITCHEN, GARDEN ROOM, REAR LOBBY, CLOAKROOM. First floor: THREE BEDROOMS AND SHOWER ROOM. The property has off road driveway parking, workshop/potential office (formerly the garage), gas radiator heating, upvc double glazing.

LOCALITY INFORMATION

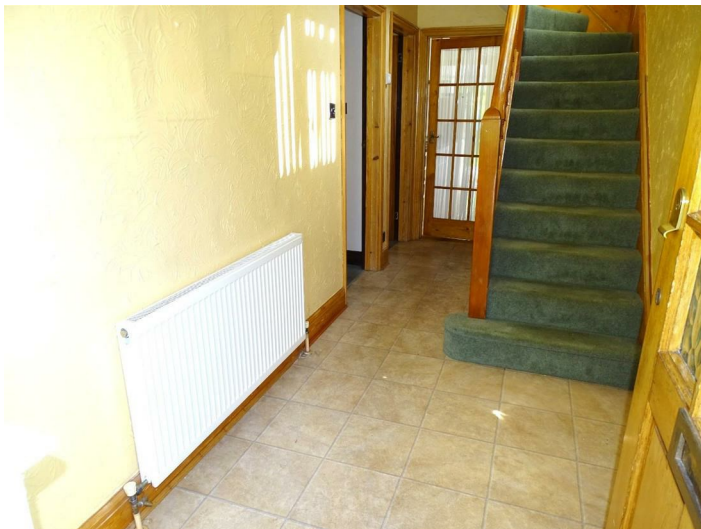
The property is located to the north side of the city and is within walking distance of a local shopping parade with a Tesco store and chemist. There are frequent bus services on Broomfield Road in to the city centre which has an excellent range of bars, restaurants and shopping facilities and the mainline railway station to London. There are local schools in close proximity.

ENTRANCE PORCH



Composite entrance door with two double glazed windows to porch. Tiled flooring, upvc double glazed windows and part glazed wooden door to hall.

LONG ENTRANCE HALL 15'6" depth (4.73 depth)



Radiator, opaque window, stairs to first floor, deep under stair storage cupboard.

SITTING ROOM 13'10" including bay x 12'10" (4.24 including bay x 3.93)



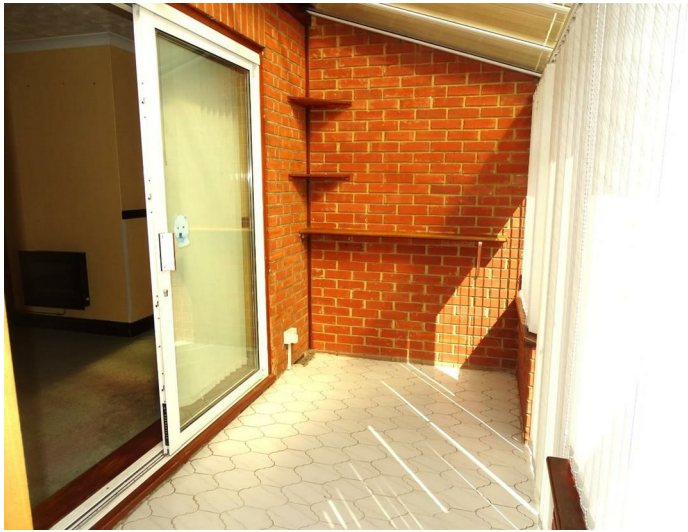
Radiator, feature fireplace with gas coal effect fire, leaded light upvc double glazed bay window.

DINING ROOM 12'1" x 11'5" (3.70 x 3.48)



Radiator, wall mounted gas fire, double glazed patio doors to garden room.

GARDEN ROOM 11'0" x 5'3" (3.36 x 1.62)



Brick built with upvc double glazed windows, tiled flooring, doorway top rear lobby and upvc double glazed French doors to rear garden.

REFITTED KITCHEN 11'6" x 7'3" (3.53 x 2.22)



A good range of worktop space with ample soft close drawers and cupboards below and eye level cabinets above, Neff oven/grill, four ring ceramic hob with stainless steel extractor hood over, tall larder cupboard, cupboard housing Worcester gas boiler, tiled walls, radiator, upvc double glazed window, doorway to rear lobby.

FURTHER VIEW



REAR LOBBY

Tiled floor, part double glazed upvc door to rear garden and door to ground floor cloakroom.

CLOAKROOM



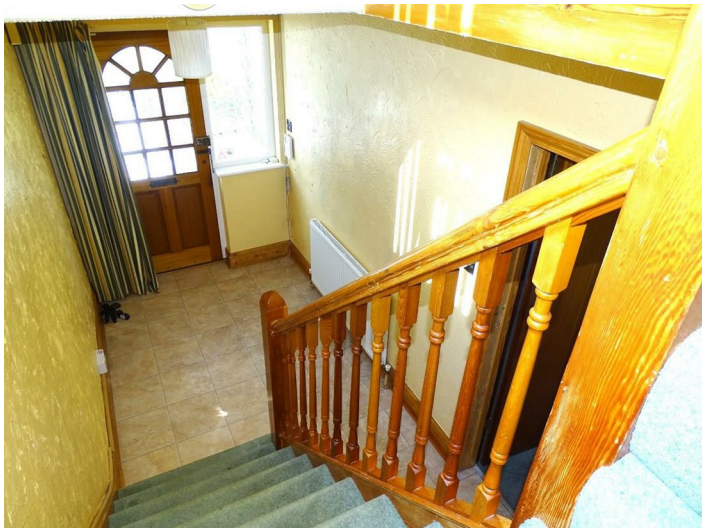
White low level wc, blue wash hand basin, half tiled walls, tiled flooring, frosted upvc double glazed window.

LANDING



Upvc double glazed window.

VIEW TO HALLWAY



BEDROOM ONE 14'6" including bay x 8'10" not including wardrobe (4.43 including bay x 2.7 not including wardrobes)



Radiator, range of fitted wardrobes, led light upvc double glazed bay window.

BEDROOM TWO 12'1" x 10'2" to chimney breast (3.70 x 3.12 to chimney breast)



Radiator, upvc double glazed window, two double wardrobes.

BEDROOM THREE 7'10" x 7'4" (2.41 x 2.26)



Radiator, leaded light upvc double glazed window.

SHOWER ROOM



White suite comprising pedestal wash hand basin, low level wc, shower unit, radiator, tiled walls, airing cupboard, two frosted upvc double glazed windows.

DRIVEWAY PARKING

There is ample brick paved off road driveway parking to the front and side. There is permit parking to the road.

FRONT GARDEN

A well stocked flower and shrub bed and established tree.

160' BEAUTIFULLY LANDSCAPED SOUTH FACING REAR GARD



There is a brick paved patio to the rear elevation with a paved pathway leading off to a stoned garden area with paving and established shrubs. There are two well kept lawned areas and tall trees to the lower garden area. There are a variety of well stocked shrub borders.

ADDITIONAL VIEW



LOWER GARDEN AREA



Formerly the garage and has now been used as a workshop and could easily be converted into an office or studio if required. Part double glazed upvc doors to front and side and two upvc double glazed windows.

REAR ELEVATION



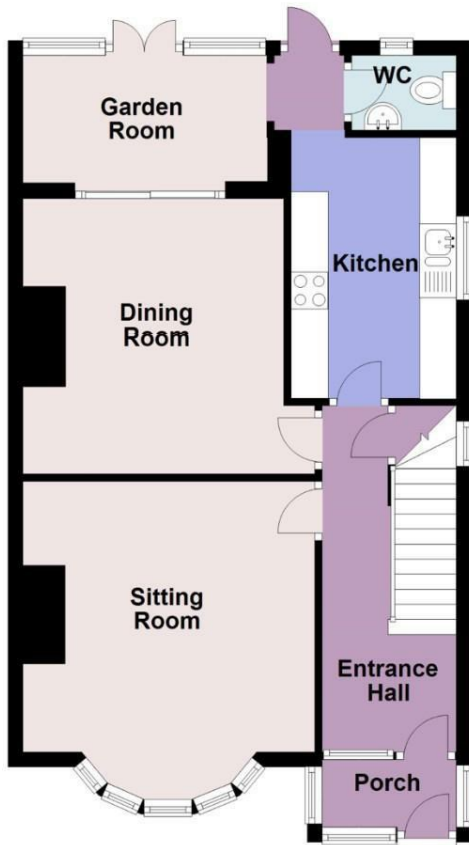
VIEW FROM LOWER GARDEN AREA



WORKSHOP/POTENTIAL OFFICE 20'7" depth x 8'11" width
(6.29 depth x 2.73 width)



Ground Floor

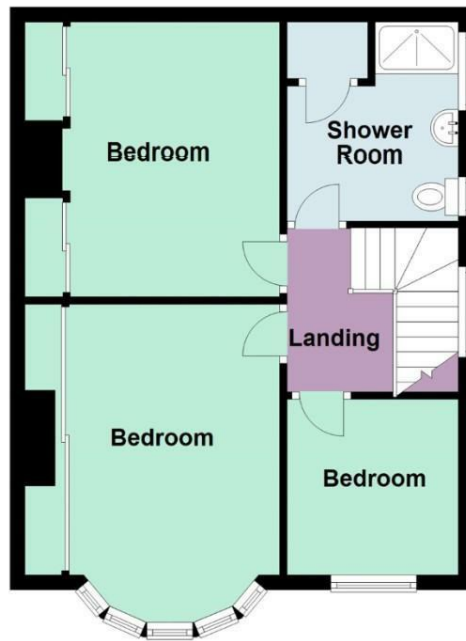


APPROX INTERNAL FLOOR AREA 103 SQ M (1110 SQ FT)

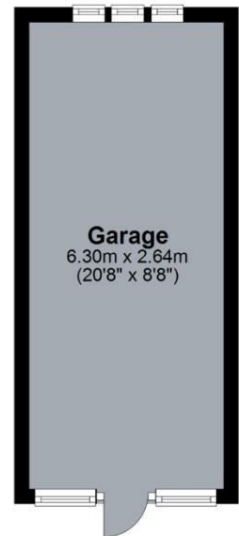
OUTBUILDING 16.5 SQ M (180 SQ FT)

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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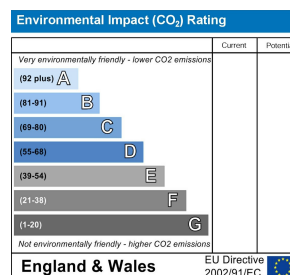
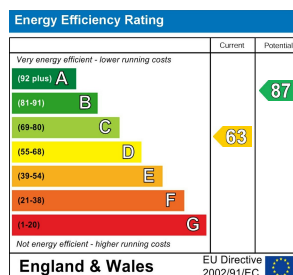
First Floor



Outbuilding



leonard gray
ESTATE AGENTS



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