



26 Sixth Avenue, Chelmsford, CM1 4ED

£500,000

**** NO ONWARD CHAIN - UPDATING AND MODERNISATION REQUIRED - LONG SOUTH FACING REAR GARDEN - POTENTIAL TO EXTEND AND LOFT CONVERSION - DRIVEWAY AND GARAGE - MAINLINE STATION AROUND A MILE WALK **** A chance to acquire a 1930's semi detached family home situated in one of the sought after Avenues off Broomfield Road. The property has original internal doors, feature tiled fireplaces, picture rails and upvc double glazed windows. Ground floor: ENTRANCE HALL, SITTING ROOM, DINING ROOM, KITCHEN (needs updating). First floor: THREE GOOD SIZE BEDROOMS AND BATHROOM (needs updating).

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 Liverpool Street. There are local schools in close proximity which include the King Edward Grammar for boys, Chelmsford County High school for girls and St John Payne Catholic.

ACCOMMODATION COMPRISES

Frosted wooden entrance door to hall.

ENTRANCE HALL



Radiator, stairs to first floor with cupboard below, picture rails, original doors with knob fittings to sitting room and dining room.

SITTING ROOM



Feature tiled fireplace with hearth and mantle, gas fire currently disconnected, picture rails, bow upvc double glazed window to front.

REVERSE VIEW



GOOD SIZE DINING ROOM



Feature tiled fireplace with a wooden surround and mantle and gas fire, radiator, picture rails, two built in cupboards, dual aspect upvc double glazed windows, upvc double glazed door to rear garden and original door with knob fitting to kitchen.

FURTHER VIEW



LANDING



KITCHEN



Needs updating. It currently has worktop areas with drawers and cupboards below, eye level cabinets, wall mounted Baxi gas boiler, wooden sealed unit window to side, wooden part sealed unit door to side access.

Access to roof space, picture rails, upvc double glazed window to side, original doors with knob fittings to bedrooms and bathroom.

BEDROOM ONE



Feature tiled fireplace, radiator, picture rails, built in cupboard, upvc double glazed bow window to front.

BEDROOM TWO



Feature tiled fireplace, radiator, picture rails, built in cupboard, upvc double glazed window to rear.

BEDROOM THREE



Radiator, picture rails, upvc double glazed window to front.

BATHROOM



Cast iron bath, wash hand basin, high level wc, radiator, half tiled walls, frosted upvc double glazed window to side.

ADDITIONAL VIEW



FRONT GARDEN



A most attractive garden which is well stocked with a variety of flower beds, trees and shrubs.

DRIVEWAY AND GARAGE



There is driveway parking and wooden double gates provide access to the side which leads to a detached garage located beyond the rear elevation.

LONG SOUTH FACING REAR GARDEN



A beautiful garden which commences with a private patio adjoining the rear elevation. This leads on to a small lawn area and adjacent fish pond. The lower garden area is laid to lawn and pleasantly secluded by trees and established shrubs. There is an outside wc and storage cupboard.

FISH POND AND BEYOND



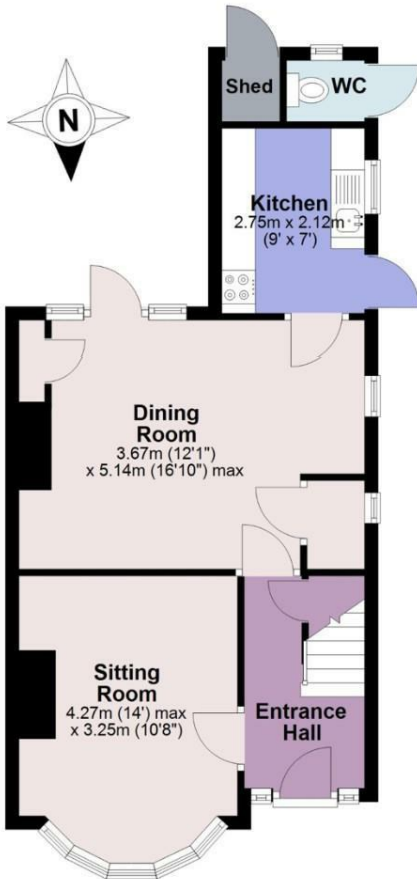
LOWER GARDEN AREA



VIEW FROM LOWER GARDEN AREA



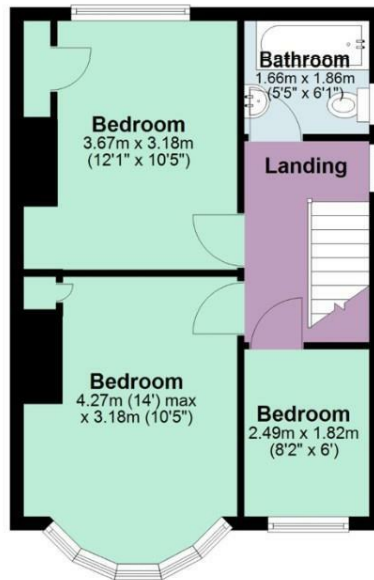
Ground Floor



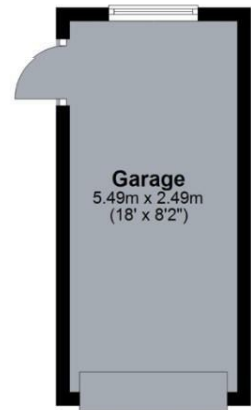
APPROX INTERNAL FLOOR AREA 86 SQ M (920 SQ FT)
OUTBUILDING 14 SQ M (150 SQ FT)

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



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 ESTATE AGENTS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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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