



174 Gloucester Avenue, Chelmsford, CM2 9LG

£405,000

**\*\* NO ONWARD CHAIN \*\*** An impressive THREE BEDROOM terraced house with extended accommodation to the ground floor rear elevation, carried out in 2017. The property has been modernised throughout and enjoys the following accommodation: Ground floor: GOOD SIZE HALL, SITTING ROOM, DINING/FAMILY ROOM, REFITTED KITCHEN/BREAKFAST ROOM (2017), includes AEG double oven/grill, stylish contemporary extractor hood and dish washer, UTILITY ROOM (2017). First floor: THREE BEDROOMS, MODERN BATHROOM WITH INDEPENDENT SHOWER UNIT (2017), SEPARATE WC. There is off road driveway parking to the front, gas radiator heating (combination boiler installed in 2017) and upvc double glazing.



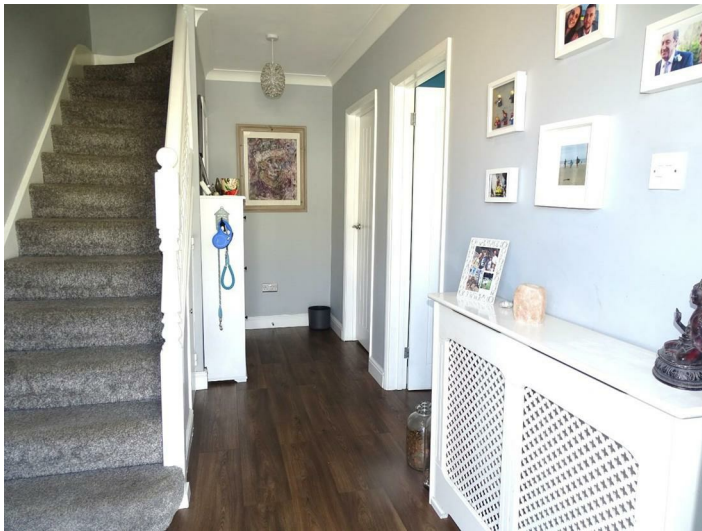
#### LOCALITY INFORMATION

There are excellent schools and shops in close proximity and regular bus services in to the city centre which has the mainline railway station to London Liverpool Street. The city also has a wide range of shopping and recreational facilities which include the highly regarded Bond Street Shopping Quarter and the Riverside leisure centre with ice rink. There are very good road links out of Chelmsford to the A12, A414 and Stansted airport.

#### ACCOMMODATION COMPRISES

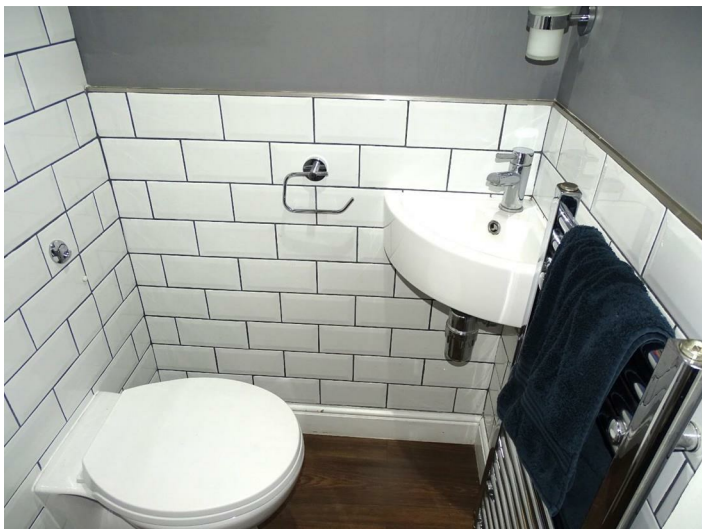
Composite entrance door with two frosted double glazed windows to hall.

#### GOOD SIZE ENTRANCE HALL



Radiator, laminate flooring, frosted upvc double glazed tall window to front, stairs to first floor with cupboard below.

#### REFITTED CLOAKROOM (2017)



Modern white suite with low level wc, wash hand basin, attractive wall tiling, chrome heated towel rail, laminate flooring, inset ceiling spot light, extractor fan.

#### SITTING ROOM



Radiator, laminate flooring, upvc double glazed bay window to front.

#### DINING/FAMILY ROOM



Tall contemporary style slimline radiator, laminate flooring, open aspect through to the kitchen/breakfast room.

FURTHER VIEW



OPEN PLAN LIVING



REFITTED MODERN KITCHEN/BREAKFAST ROOM (2017)



REMOTE CONTROLLED SKY LIGHT



Comprehensively fitted with plenty of worktop space incorporating white gloss fronted units, ample drawers and cupboards, two tall cupboards, integrated dish washer to remain, AEG double oven/grill with a contemporary style extractor hood above, two corner carousel units, numerous inset ceiling spot lights, two tall slimline contemporary radiators, part tiled walls, space for American style fridge/freezer, upvc double glazed window to rear, bifold upvc double doors to rear garden.

Feature vaulted ceiling with a large remote controlled sky light.



## KITCHEN AREA



## UTILITY ROOM



## BREAKFAST AREA



Two white gloss fronted tall cupboards, one of which houses the Glow Worm gas combination boiler installed in 2017, worktop with space for white good below, four inset ceiling spot lights, extractor fan, laminate flooring.

## LANDING

Access to roof space which we understand is fully boarded.

## BEDROOM ONE



Radiator, upvc double glazed bay window to front.

ADDITIONAL VIEW

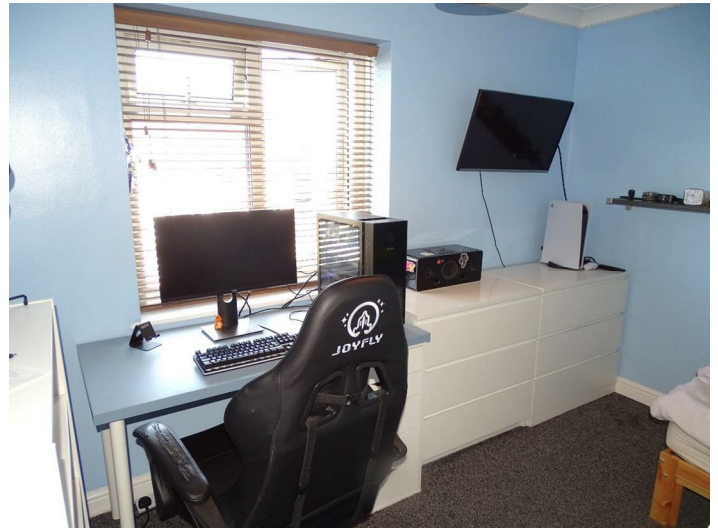


BEDROOM TWO



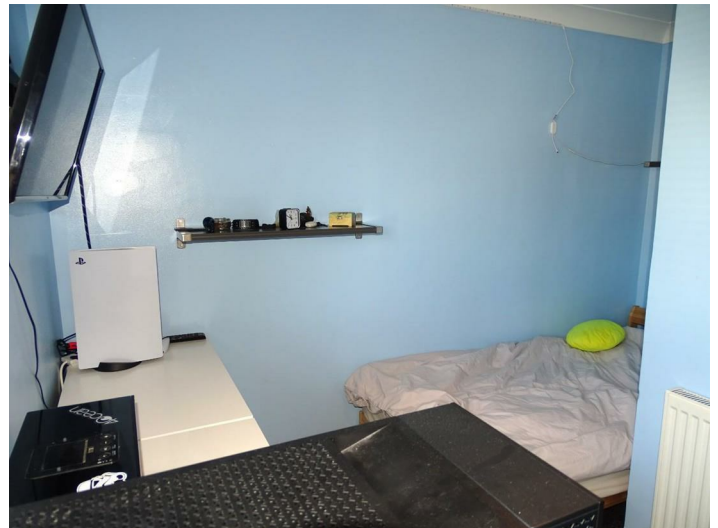
Radiator, fitted single wardrobe, laminate flooring, upvc double glazed window to rear.

BEDROOM THREE



Radiator, upvc double glazed window to front.

FURTHER VIEW





## BATHROOM WITH INDEPENDENT SHOWER UNIT



White suite comprising panelled bath with shower attachment, vanity wash hand basin with drawer below, independent double shower unit, chrome heated towel rail, five inset ceiling spot lights, attractive wall tiling, frosted upvc double glazed window to rear.

## INDEPENDENT SHOWER UNIT



## SEPARATE WC



White low level wc, half tiled walls, laminate flooring, white gloss fronted wall cupboard, frosted upvc double glazed window to rear.

## DRIVEWAY PARKING TO FRONT

The front has been completely brick paved to provide off road driveway parking. There is a side passageway leading through to the rear garden. The neighbours at number 176 also have a right of way through the passageway.

## SOUTH EASTERLY FACING REAR GARDEN



A neatly landscaped garden with a porcelain patio to the rear elevation and further paved patio to the lower left hand corner which extends to the entire lower boundary including the shed standing area. The remainder is laid to lawn with flower border and fenced boundaries.

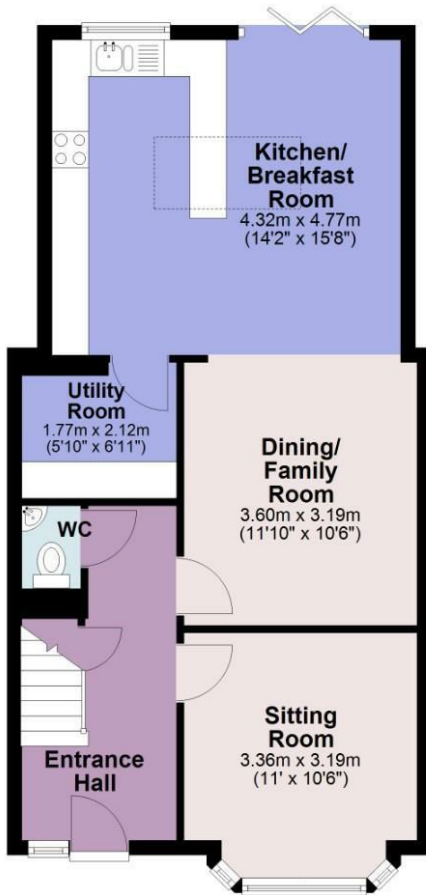
PLEASANT CORNER PATIO AREA



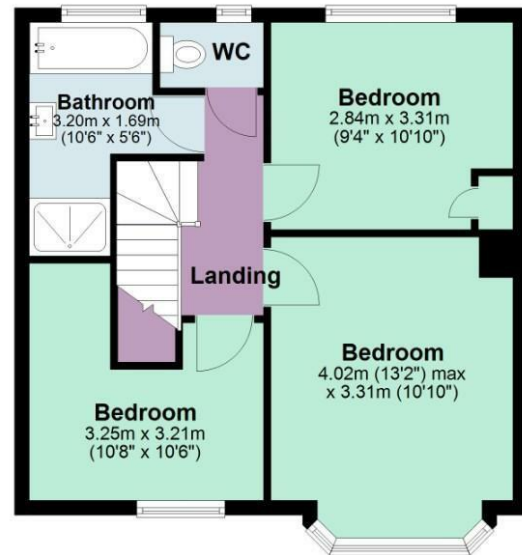
REAR ELEVATION



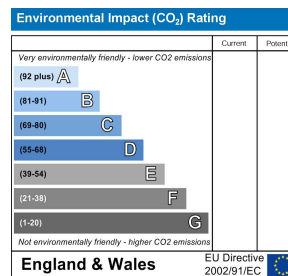
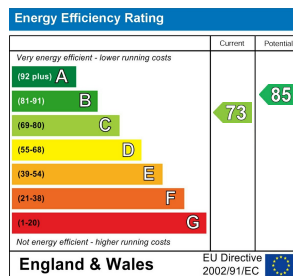
## Ground Floor



## First Floor



Total area: approx. 101.9 sq. metres (1096.9 sq. feet)



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