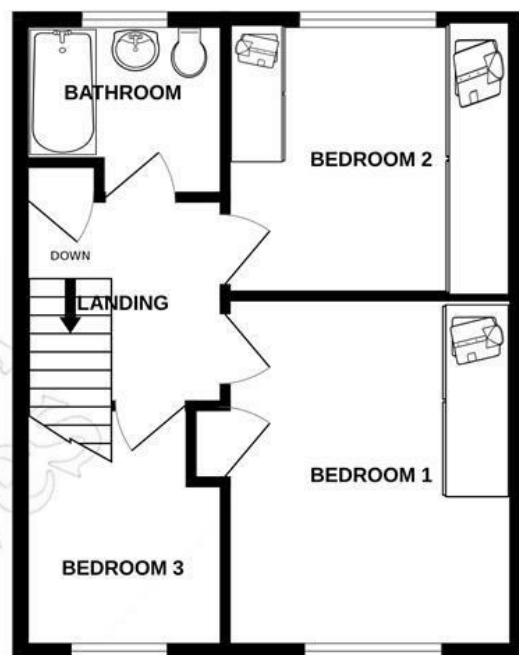
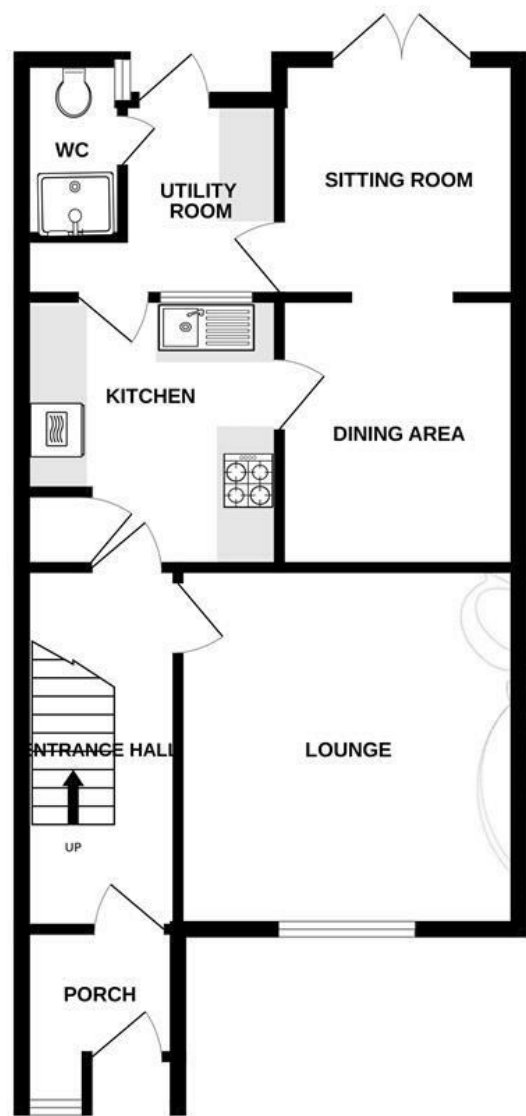


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Church & Hawes

Est. 1977

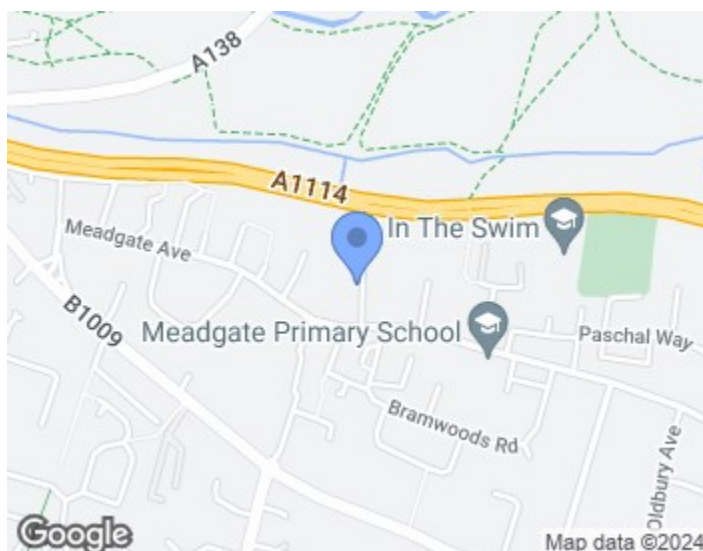
Estate Agents, Valuers, Letting & Management Agents



289 Meadgate Avenue, Chelmsford, CM2 7NL

Pleasantly situated overlooking greensward in a pedestrian only location, conveniently located for local schools, shops and bus routes, yet easily accessible to Chelmsfords town centre and rail station. This extended 3 bedroom family home boasts many fine features to include fitted wardrobes in the principle bedrooms, bathroom with soft cream suite, the addition of an entrance porch leading to the hall, lounge, fitted kitchen with adjoining utility room to compliment, ground floor cloaks and shower, dining room leading to a sitting room extension overlooking the secluded rear garden, to the rear a service road access the detached garage and parking space with rear pedestrian access, all with gas heating via a 'Combi' boiler and mostly PVCu windows and doors. Freehold. Council Tax Band C. EPC D

Price £335,000



ACCOMMODATION

FIRST FLOOR

LANDING

Textured and coved ceiling, access to loft space via ladder with light and boarding, cupboard housing gas combi boiler serving hot water and heating system, doors to:

BATHROOM

Obscure PVCu sealed unit double glazed window to rear, smooth plaster and coved ceiling, heated ladder towel rail, tiled visible walls, soft cream suite comprising: Low level WC, pedestal wash hand basin, panelled bath with mixer tap.

BEDROOM 1 12'9 x 10'6 (3.66m'2.74m x 3.05m'1.83m)

PVCu sealed unit double glazed window to front, textured and coved ceiling, radiator, fitted wardrobes and chest of drawers, airing cupboard, laminate flooring.

BEDROOM 2 10'1 x 9 (3.05m'0.30m x 2.74m)

PVCu sealed unit double glazed window to rear, textured and coved ceiling, radiator, range of fitted wardrobes to 2 walls.

BEDROOM 3 9'10 x 7'6 (2.74m'3.05m x 2.13m'1.83m)

PVCu sealed unit double glazed window to front, textured and coved ceiling, radiator, laminate flooring.

GROUND FLOOR

PORCH

Half obscure glazed PVCu sealed unit double glazed entrance door, obscure PVCu sealed unit double glazed window to front, textured ceiling, obscure multi pane door and side light to

HALL

Textured and coved ceiling, radiator, laminate flooring, stairs rising to first floor, under stairs cupboard, laminate flooring, doors to:

LOUNGE 13 x 12 (3.96m x 3.66m)

PVCu sealed unit double glazed window to front, textured and coved ceiling, radiator, laminate flooring, TV point, feature fire place with display mantle over

and raised hearth, inset feature gas fire, 1 wall light point, fitted display niche.

KITCHEN 9'9 x 9'3 (2.74m'2.74m x 2.74m'0.91m)

Window to rear, obscure glazed door to utility room, textured and coved ceiling, fitted units comprising: Single drainer stainless steel sink unit with mixer taps inset to work surface with cupboards under, adjacent work surface with cupboards under, inset 4 ring gas hob and extractor hood over, further work surface with cupboards and storage space under, floor to ceiling unit houses double oven with cupboards above and below, 7 wall cupboards, tiled splash backs to work surfaces, extractor fan, ladder cupboard..

UTILITY ROOM 8'6 x 7'3 max (2.44m'1.83m x 2.13m'0.91m maxx)

PVCu sealed unit double glazed window to rear, PVCu obscure sealed unit double glazed door to garden, textured and coved ceiling, work surface with cupboards and storage space under, plumbing for a washing machine, door to:

GROUND FLOOR W C / SHOWER ROOM

Obscure glazed window to side, textured ceiling, low level W C, walk in shower cubicle with tiled walls and electric shower, electric fan assisted heater..

DINING ROOM 9'7 x 8'7 (2.74m'2.13m x 2.44m'2.13m)

Textured and coved ceiling, radiator, laminate flooring, arch to:

SITTING ROOM 9'9 x 9'4 (2.74m'2.74m x 2.74m'1.22m)

PVCu sealed unit double glazed French doors and side lights to rear garden, textured and coved ceiling, radiator, door to utility room.

OUTSIDE

FRONT

Approached via a pedestrian only paved path overlooking greensawrd with trees, front garden with shrubs and plants.

REAR GARDEN

Laid mainly to lawn with a patio area, various flowers and shrubs, shed with personal door to garage, rear access gate..

GARAGE

Accessed via a service road to the rear of the property, driveway parking for 1 car, up and over door, personal door to shed, rear access to rear garden.

AGENTS NOTE

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN - Monday to Friday 9am-6pm - Saturday 9am-5pm.

- 3 BEDROOMS
- EXTENDED ACCOMMODATION
- LOUNGE DINING ROOM AND SITTING ROOM
- FITTED KITCHEN UTILITY ROOM
- GROUND FLOOR WC AND SHOWER ROOM
- GARAGE
- GAS HEATING VIA COMBI BOILER
- PLEASANT AND CONVENIENT LOCATION
- FAMILY BATHROOM
- FREEHOLD C TAX C. EPC D

