



Church

Teal Avenue, Chelmsford, CM3 6TU
£280,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Welcome to this charming two bedroom house, ideally situated in the pleasant village of Mayland, a waterside village in Essex. This property is offered to the market with the significant advantage of No Onward Chain, ensuring a smoother and more efficient sales process for prospective buyers.

The Ground Floor is accessed from the Entrance Hall which provides access to the Living Room which overlooks the Garden. The property also benefits from a well appointed Kitchen/Breakfast Room, perfect for everyday dining and entertaining. Upstairs, you will find Two Bedrooms, offering comfortable accommodation, alongside a Bathroom.

Externally, the property boasts a private Rear Garden, providing an ideal outdoor space for leisure and enjoyment. Further benefits include Allocated Parking, adding to the convenience of this desirable home. Mayland itself is renowned for its waterside appeal, offering a unique lifestyle with access to local amenities and a strong community feel. With an EPC rating of C and Council Tax Band C, this property represents a fantastic opportunity for a variety of buyers. Viewing is essential to fully appreciate the lifestyle on offer and the convenience of this home.



Bedroom 11'7 x 11'3 (3.53m x 3.43m)

Double glazed window to rear, wall mounted electric heater, fitted wardrobe, access to cupboard housing immersion heater, coved to ceiling.

Bedroom 11'7 x 6'11 (3.53m x 2.11m)

Double glazed window to front, electric heater, coved to ceiling.

Bathroom 7'0 x 5'6 (2.13m x 1.68m)

Obscure double glazed window to side, w.c., wash hand basin set into vanity unit, panelled bath with shower above, part tiled walls and tiled floor.

Landing

Coved to ceiling, access to loft, stairs down to:

Entrance Hall

Part glazed entrance door to front, double glazed window to side, electric heater, tiled floor, door to:

Kitchen/Breakfast Room 11'3 x 7'8 (3.43m x 2.34m)

Double glazed windows to front, range of matching units, with stainless steel sink/drainage unit set into work surface, space and plumbing for washing machine. low level oven, four ring electric hob and extractor, space for fridge/freezer, part tiled to walls.

Living Room 13'3 x 11'7 (4.04m x 3.53m)

Double glazed double doors to Rear Garden, feature fireplace with electric fire, coved to ceiling.

Rear Garden

Commences with seating area with awning above, plumb slate path extending to rear, lawned area, planting borders, fenced to boundaries, timber shed. gate to pathway to:

Parking Area

Allocated parking for two cars.

Frontage

Pathway leading to entrance door, lawned area, greensward area to front.

Agents Note, Money Laundering & Referrals

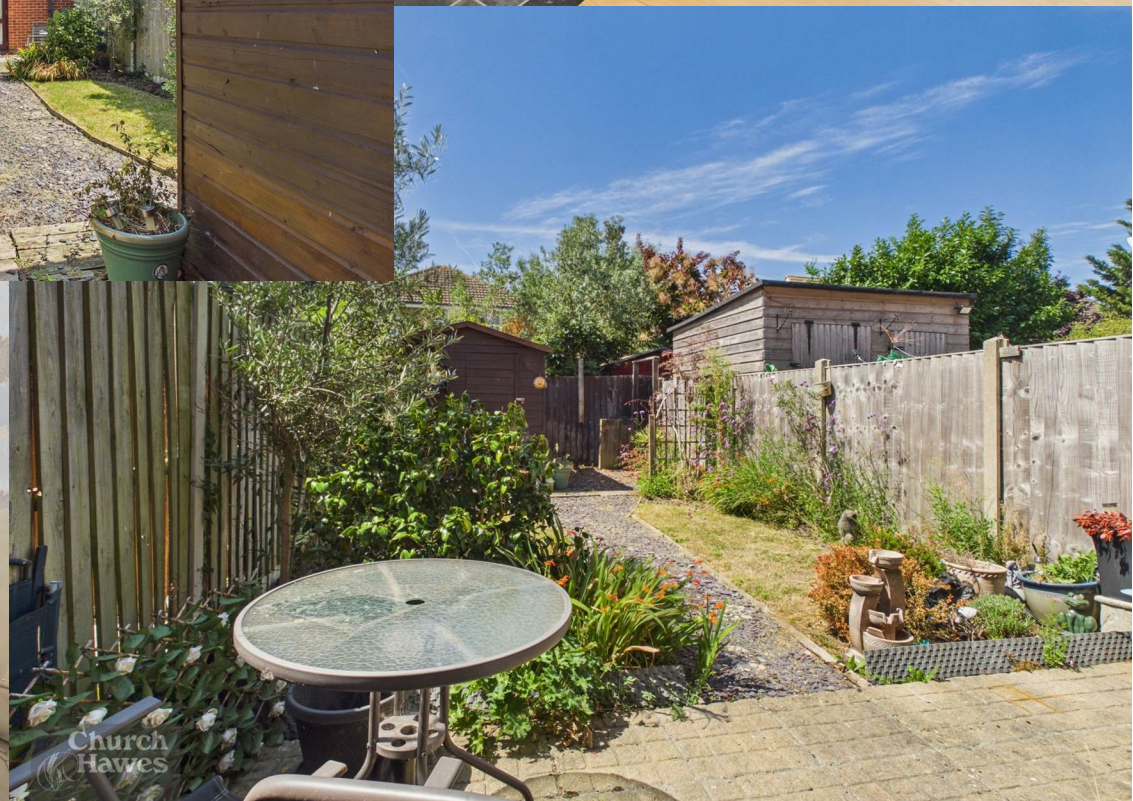
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.







Floor 0



Floor 1



Approximate total area⁽¹⁾
581 ft²
54.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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