

Adrians

Sales & Lettings Agents

For Sale



Seventh Avenue, Chelmsford, CM1 4EE

This well presented 2 bedroom DETACHED BUNGALOW has the benefit of a South facing garden and off road parking and is located in one of the highly favoured "Avenues" on the North side of Chelmsford and is well worth an internal viewing. The bungalow also has POTENTIAL FOR ENLARGEMENT, subject to any necessary consents. Chelmsford City centre is within easy reach and there are riverside walks close by as well as shopping parade, bus services and highly regarded Schools. RECOMMENDED!



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



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Side entrance door leading to

ENTRANCE HALL

Radiator, built in utility style cupboard where the washing machine is housed, panelled doors leading to

LOUNGE 5.12m (16'10) x 4.52m (14'10)

An excellent size rear room, well-lit being dual aspect and South facing, two upright radiators, double glazed window to side, double glazed double doors and side lights overlooking and leading to the rear garden, sliding door giving access to

KITCHEN 3.64m (11'11) x 1.89m (6'2)

Fitted with a range of white units comprising inset single drainer sink unit with mixer tap, working surfaces with drawer units and cupboards, space for cooker, fridge freezer and slimline dishwasher, upright radiator, eye level cupboards, double glazed double doors giving access to the garden at the rear.

BEDROOM 4.42m (14'6) INTO BAY x 2.77m (9'1) CLEAR FLOOR SPACE

Radiator, recesses either side of the chimney breast for clothes storage, double glazed bay window to front.

BEDROOM 3.67m (12'0) x 3.24m (10'8) INTO BAY

Radiator, double glazed bay window to front.

BATHROOM

White suite comprising panel enclosed bath with mixer tap, fitted shower, w.c, pedestal wash hand basin with mixer tap, towel warmer, double glazed window to side, built in cupboard used like an airing cupboard having a radiator inside.

OFF ROAD PARKING

The bungalow has the benefit of a gravelled area to the front providing off road parking for a vehicle. The remainder of the front garden is currently laid to lawn but does give the potential for further off road parking instead if preferred.

GARDEN

There is a side access gate leading to the rear garden which commences with a large paved patio area which is ideal for entertaining, the remainder of the garden is mainly laid to lawn with a timber garden shed, the garden is quite private, Southerly facing and approximately 60ft in depth.

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Approximate total area⁽¹⁾
705 ft²
65.6 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.

GIRAFFE360

EPC RATING: D
COUNCIL TAX BAND: D
Freehold

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

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For more information, please contact

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