

# KILN & LODGE

ESTATE AGENTS : REDEFINED



225 Gloucester Avenue

Chelmsford, CM2 9DX

Guide price £390,000



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## ACCOMMODATION

### Ground Floor

#### Entrance porch

Entrance door. Laminate flooring. Radiator. Leading to;

#### Hallway

11'3 x 5'10 (3.43m x 1.78m)

Access to lounge/diner and kitchen. Understairs storage cupboard. Radiator. Laminate flooring. Stairs to first floor.

#### Lounge/Diner

23'2 x 11'2 (7.06m x 3.40m)

Spacious accommodation. Double glazed window to front and rear. Radiator. Wood effect flooring,

#### Kitchen

10'4 x 7'11 (3.15m x 2.41m)

Units to eye and base level. Electric hob with extractor fan over. Double oven. Space and plumbing for washing machine and fridge/freezer. Laminate work surfaces. Tiled flooring. Double glazed window to rear and door to rear garden.

### First Floor

#### Landing

Stairs to ground floor, access to loft.

#### Bedroom One

12'9 x 10'11 (3.89m x 3.33m)

Double glazed window to front. Radiator. laminate flooring.

#### Bedroom Two

10'9 x 9'11 (3.28m x 3.02m)

Double glazed window to rear. Radiator. laminate flooring.

#### Bedroom Three

8'6 x 6'3 (2.59m x 1.91m)

Double glazed window to front. Radiator. laminate flooring.

#### Bathroom

6'3 x 5'6 (1.91m x 1.68m)

Obscure double glazed window to rear. Three piece modern white suite comprising low level WC, vanity wash hand basin and panelled bath with screen and shower attachments. Chrome effect heated towel rail. Fully tiled walls and flooring. Cupboard.

### Exterior

#### Frontage

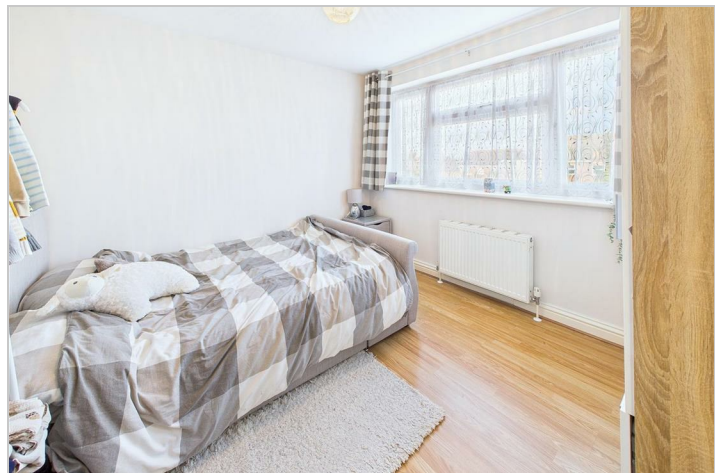
Paved driveway providing parking for two cars.

#### Large Rear Garden

Large rear garden laid to lawn with fences to all boundaries. Paved path leading to rear paved area with stove and log store.

### Agents Note

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £54.00 inc. VAT (non-refundable) to complete our Anti Money Laundering Identity checks.



Road Map



Hybrid Map



Terrain Map



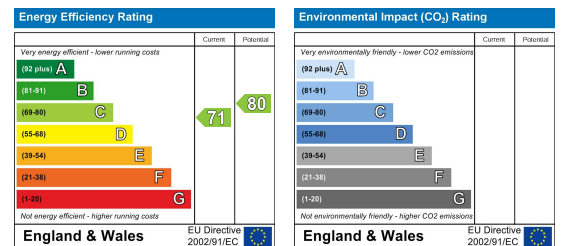
Floor Plan



Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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