KILN& LODGE
ESTATE AGENTS : REDEFINED



20 Gloucester Avenue

Chelmsford, CM2 9LE

Guide Price £600,000

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Entrance Hall
9'5 x 5'10 (2.87m x 1.78m)
Entrance door, stairs to first floor, radiator.

Living Room
12'9 x 11'11 (3.89m x 3.63m)
Bay window to front, radiator.

Kitchen/Diner
19'1 x 11'10 (5.82m x 3.61m)
Range of fitted storage units with space and plumbing for washing machine, range cooker, dishwasher and fridge/freezer. Work surfaces incorporate a sink unit and a breakfast bar. Radiator, open to:

Family Room/Second Reception Room
14'1 x 9'10 (4.29m x 3.00m)
Window and doors to rear, Velux windows, fitted storage, radiator.

Shower Room
11'6 x 3' (3.51m x 0.91m)
Shower cubicle, wash hand basin, low level WC.

First Floor

Landing
8'2 x 4'3 (2.49m x 1.30m)
Stairs to ground and first floor, window to side.

Bedroom One
14'8 x 11' (4.47m x 3.35m)
Bay window to front, radiator, fitted wardrobes.

Bedroom Two
11'11 x 11'7 (3.63m x 3.53m)
Window to rear, radiator.

Bedroom Three
7'2 x '6'9 (2.18m x '2.06m)
Window to rear, radiator, fitted wardrobes

Bathroom
8'5 x 6'8 (2.57m x 2.03m)
Window to front and side, panelled bath, shower cubicle, wash hand basin and close coupled WC.

Second Floor

Bedroom Four
18'5 x 10' (5.61m x 3.05m)
Window to rear, radiator.

Wash Room
9'2 x 3'1 (2.79m x 0.94m)
Velux to front, wash hand basin.

Exterior

Front
Hardstanding providing off road parking, leading to rear garden.

Rear Garden
Mainly laid to lawn with various trees, flowers, bushes and shrubs. An elevated decked seating area.

Agent Notes
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.












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Road Map



Hybrid Map



Terrain Map



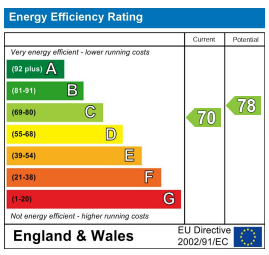
Floor Plan

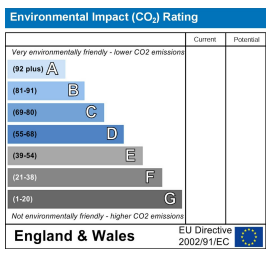


Viewing

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





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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