



**Chelmsford**  
**£300,000**  
**3-bed terraced house**

## Avon Road

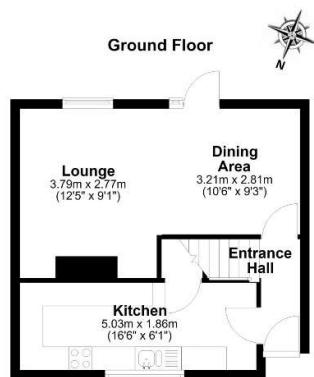
Being offered for sale with no onward chain is this established three bedroom terraced home which presents an excellent opportunity for buyers seeking a property in need of some modernisation and scope to improve and add value. Inside, there is an entrance hall, lounge/diner a separate kitchen, three bedrooms, bathroom and separate WC. Outside, there is a driveway to front and lawned garden to rear. Other benefits include a gas fired central heating system and uPVC double glazed windows.

Avon Road is situated on the outskirts of the City of Chelmsford within walking distance of the local parade of shops and on a bus route to the city centre and railway station. Chelmsford has wealth of amenities and attractions, including shopping centres, restaurants, bars, and well kept parks open spaces. The city is also home to historical sites such as Chelmsford Cathedral and Hylands House, as well as hosting various events and festivals throughout the year.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

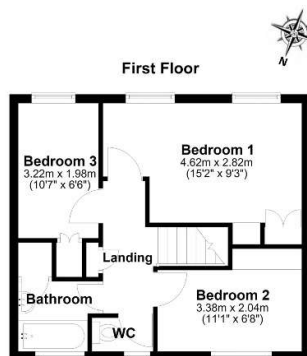
**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370

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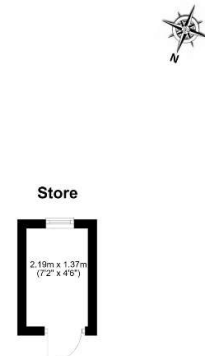
APPROX INTERNAL FLOOR AREA  
35 SQ M 379 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
(EXCLUDING STORE)  
71 SQ M 769 SQ FT  
This plan is for layout guidance only and is  
NOT TO SCALE  
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.  
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APPROX INTERNAL FLOOR AREA  
38 SQ M 411 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
(EXCLUDING STORE)  
71 SQ M 769 SQ FT  
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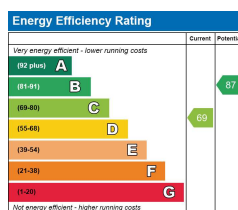
TOTAL APPROX INTERNAL FLOOR AREA  
3 SQ M 32 SQ FT  
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## Features

- No onward chain
- In need of some modernisation
- Lounge/diner
- Separate kitchen
- Three bedrooms
- Block paved driveway
- Own garden
- Walking distance of the local shops
- On a bus route to the City & railway station
- Ideal first time purchase

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

**Council Tax:** The Council tax for this property is band C with an annual amount of £1,926.96.

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties 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.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

