



Meadgate Avenue

Chelmsford, CM2 7NL

Freehold
Tax Band: C

Offers In Excess Of £315,000



Offering THREE BEDROOMS and a GARAGE & PARKING is this mid terraced home in a quiet walkway location. Offering a small entrance porch, lounge and separate DINING ROOM, both a first floor family bathroom & ground floor wet room, and a PRIVATE REAR GARDEN! Situated within walking distance to nearby shops and local schooling, the CITY CENTRE & it's mainline station. Call Hamilton Piers to view!



GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:

UPVC entrance door into small porch area, double glazed window to front, wooden door into inner entrance hall.

INNER HALLWAY:

Wooden entrance door, stairs to first floor, radiator, wood effect flooring, doors to-

LOUNGE:

13'01" x 11'01" (3.99m x 3.38m)

Double glazed window to front, feature fire-place, radiator, door to diner.

DINER:

9'09" x 8'08" (2.97m x 2.64m)

Double glazed window to rear, radiator.

KITCHEN:

9'07" x 9'07" (2.92m x 2.92m)

Double glazed window to rear and door into porch space, round edge worktops with stainless drainer sink inset, tiled splashback, matching wall and base units, electric hob and oven, space for under counter fridge and freezer, washing machine, storage cupboard, radiator, vinyl flooring.

WETROOM:

6'11" x 4'08" (2.11m x 1.42m)

Double glazed window to side, shower, pedestal hand basin, low level w/c, heated towel rail, fully tiled,

FIRST FLOOR ACCOMMODATION:

LANDING:

Storage cupboard, loft hatch, doors to-

BEDROOM ONE:

12'11" x 10'05" (3.94m x 3.18m)

Double glazed window to front, radiator.

BEDROOM TWO:

10'00" x 8'11" (3.05m x 2.72m)

Double glazed window to rear, built in wardrobe, radiator.

BEDROOM THREE:

9'10" x 7'10" (3.00m x 2.39m)

Double glazed window to front, radiator.

BATHROOM:

7'10" x 9'10" (2.39m x 3.00m)

Double glazed window to rear, bath with shower over, pedestal hand basin, low level w/c, fully tiled, radiator, vinyl flooring.

EXTERIOR:

REAR GARDEN:

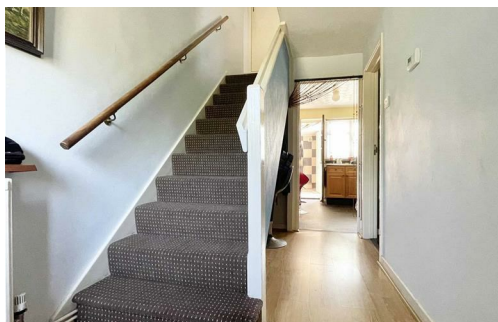
Patio to immediate rear, pathway to rear gate with rest laid to lawn, brick storage shed, shrubs to border, gate to rear access with on block garage.

FRONTAGE:

Located in a quiet walkway location, with small laid to lawn front garden.

GARAGE & PARKING:

Garage on block with parking outside.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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