

Adrians

Sales & Lettings Agents

For Sale



Wicklow Avenue, Chelmsford, CM1 2HH

This 3 bedroom semi detached house is offered for sale with no onward chain and is situated in a "walkway" position fronting a large greensward on the North West side of Chelmsford. It does require updating and redecoration but offers an incoming buyer the chance to improve to their own tastes and requirements. It comprises an entrance hall, ground floor w.c, two separate reception rooms and basic kitchen with 3 bedrooms and bathroom on the first floor. There is a reasonable size rear garden and parking on the near by roads. Local amenities are close by including bus services and Morrisons store and Chelmsford City centre and station are within easy reach.



3 Bedroom(s)



2 Reception(s)



1 Bathroom(s)

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Front entrance door and double glazed sidelight leading to

ENTRANCE HALL

Radiator, stairs to first floor, doors to

GROUND FLOOR W.C.

With w.c., radiator, double glazed window to side.

LOUNGE 3.8m (12'6) x 3.32m (10'11)

Radiator, double glazed window to front.

DINING ROOM 3.32m (10'11) x 3.21m (10'6)

Radiator, double glazed double doors and side lights giving access to the garden at the rear.

KITCHEN 2.47m (8'1) x 2.4m (7'10)

Dated units and most buyers will want to re-fit but currently comprising single drainer sink unit with working surfaces with drawers and cupboards under, space for cooker and washing machine, eye level units, double glazed windows to side and rear and door to garden.

FIRST FLOOR LANDING

Double glazed window to side, access to loft space.

BEDROOM ONE 3.82m (12'6) x 3.37m (11'1) MAXIMUM

A good size main bedroom with radiator, built in cupboard housing the wall mounted gas fired Worcester boiler, double glazed window to front with view over the large greensward.

BEDROOM TWO 3.34m (10'11) x 3.22m (10'7)

Another good size room with radiator, double glazed window to rear.

BEDROOM THREE 2.54m (8'4) x 2.43m (8')

Radiator, double glazed window to rear.

BATHROOM

Bath with fitted Creda shower unit, vanity wash hand basin, radiator, double glazed window to side. As is common with this style of property on the development, it does not currently have a w.c. in the bathroom as it has one on the ground floor.

PARKING

This property does not have off road parking or the possibility of having it as it is in a walkway position, therefore, parking is on the road close by.



EPC RATING: C
COUNCIL TAX BAND: C
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

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

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