KILN& LODGE
ESTATE AGENTS : REDEFINED



38 Avenue Road

Chelmsford, CM2 9TY

Offers in excess of £450,000

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Accommodation

Entrance
Entrance door, stairs to first floor

WC
4'7 x 3'10 (1.40m x 1.17m)
Window to front. low level WC, wash hand basin, radiator.

Kitchen
16'5 x 7'8 (5.00m x 2.34m)
Window to front, range of fitted storage units with an integrated electric oven, fridge/freezer, dishwasher and washing machine. Work surfaces incorporates the sink unit, gas hob with an extractor over. Door to garage.

Lounge/Diner
16'1 x 13'11 (4.90m x 4.24m)
Doors to conservatory, feature fireplace, radiator.

Conservatory
13'5 x 9'2 (4.09m x 2.79m)
Windows to side and rear, doors to rear.

First Floor

Landing
5'9 x 4' (1.75m x 1.22m)
Stairs to ground floor, access to loft, Velux window.

Bedroom One
14'1 x 10'1 (4.29m x 3.07m)
Window to front, radiator, fitted wardrobe.

Ensuite
5'11 x 4'11 (1.80m x 1.50m)
Window to side, shower cubicle, wash hand basin, close coupled WC

Bedroom Two
13'7 x 7'9 (4.14m x 2.36m)
Window to rear, radiator.

Bedroom Three
10'5 x 7'10 (3.18m x 2.39m)
Window to rear, radiator, fitted wardrobe.

Family Bathroom
7'5 x 4'2 (2.26m x 1.27m)
Window to side, panelled bath, wash hand basin,

Exterior

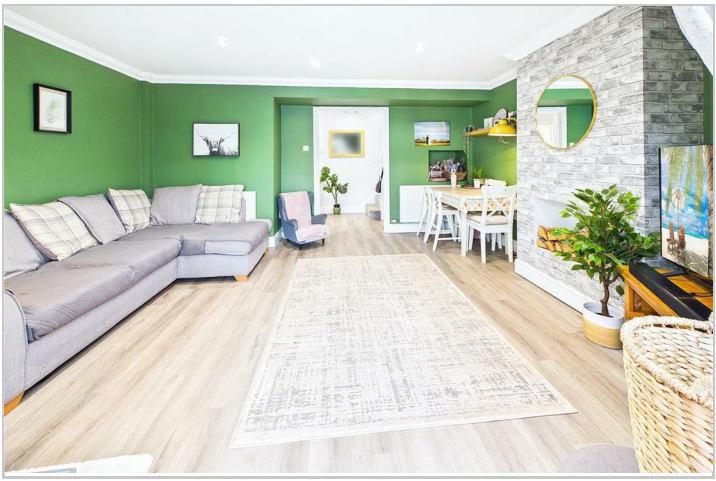
Garage
Up and over door to front, power and light connected, door to kitchen.

Off Road Parking
Block paved driveway, side access.

Rear Garden
Paved patio area, lawned area, further paved seating area, side access.

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.








TIME



Road Map



Hybrid Map



Terrain Map



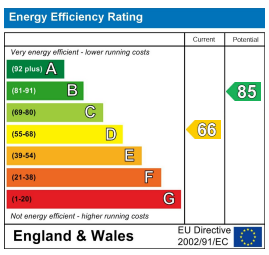
Floor Plan

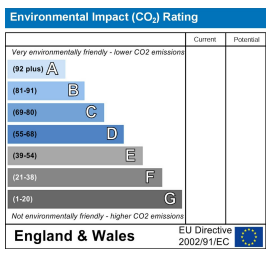


Viewing

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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