BAKER ESTATES
ESSEX
PROPERTY ADVISORS AND ESTATE AGENTS

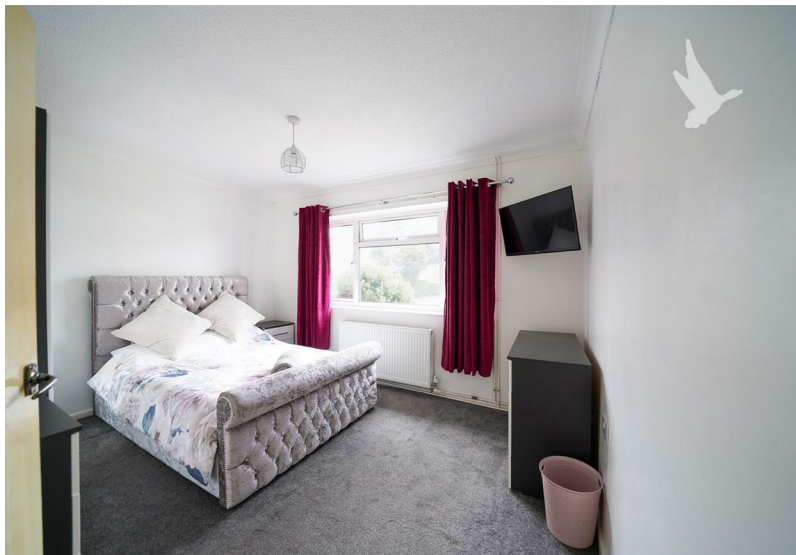


Gloucester Avenue, Chelmsford, CM2 9LE

Offers in excess of £400,000

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Some More Information
Access from the covered porch the entrance door leads into the hallway which intern leads into the central in a hallway and gives access to all rooms located to the rear the kitchen is fitted with a range of iron and base level cupboards and drawers with window overlooking the rear garden and single door leading out. The kitchen is fitted with an integrated fridge freezer high-level double oven wall mounted gas central heating boiler electric hob and space for automatic washing machine, in addition there is a good-sized pantry cupboard. and further window to the side. The sitting room is open plan with the lien to conservatory to the rear UPVC Windows and French doors leading out to the rear garden beneath a polycarbonate roof.

Bedrooms one and two are located to the front of the property, both having large picture windows overlooking the front garden and both would be considered double sized rooms. Completing the internal accommodation is the wet room with in floor drain, wall mounted shower and wash hand basin adjacent to the separate WC which is fitted with a high-level toilet and window to the side elevation.

Externally
The property is accessed over a concrete driveway flanked to one side by an area of lawn and enclosed by a low-level brick wall to the front and panel fencing to either side.

Double gates lead to the side of the property where there is a single width garage with side hung timber doors the garden is then accessed over a concrete pathway and separated into two areas the lower area being mainly laid to lawn with an established shrub border. Separating the two gardens a step leads up to the second area of garden where there is further areas of lawn mature shrub and tree planting along with a greenhouse and further timber storage shed.

Location
Located in the ever-popular Moulsham Lodge area the Property is 1.7 miles walk to Chelmsford cities mainline railway station with its fast and frequent service to London Liverpool Street, or 1.4 miles to the city centre with its plethora of shops, bars and restaurants. For more local day-to-day needs located some 200 m from the property is the Gloucester Avenue shops which include a co-op local, Greggs, butchers, hairdressers and takeaway stores

Entrance Hall

WC
5'11" x 2'8" (1.80m x 0.81m)

Sitting Room
13'5" x 12'9" (4.09m x 3.89m)

Conservatory
12'5" x 7'6" (3.78m x 2.29m)

Kitchen
12'8" x 11'9" (3.86m x 3.58m)

Bedroom One
13'9" x 13'5" (4.19m x 4.09m)

Bedroom Two
12'9" x 9'11" (3.89m x 3.02m)

Wet Room
9'2" x 4'10" (2.79m x 1.47m)

Services
Council Tax Band - D

Local Authority - Chelmsford City Council

Tenure - Freehold

EPC - D

Mains Gas
Mains Electric
MainsWater and Sewage

The property does not have step free access to the property.

Broadband Availability - Ultrafast Broadband Available with

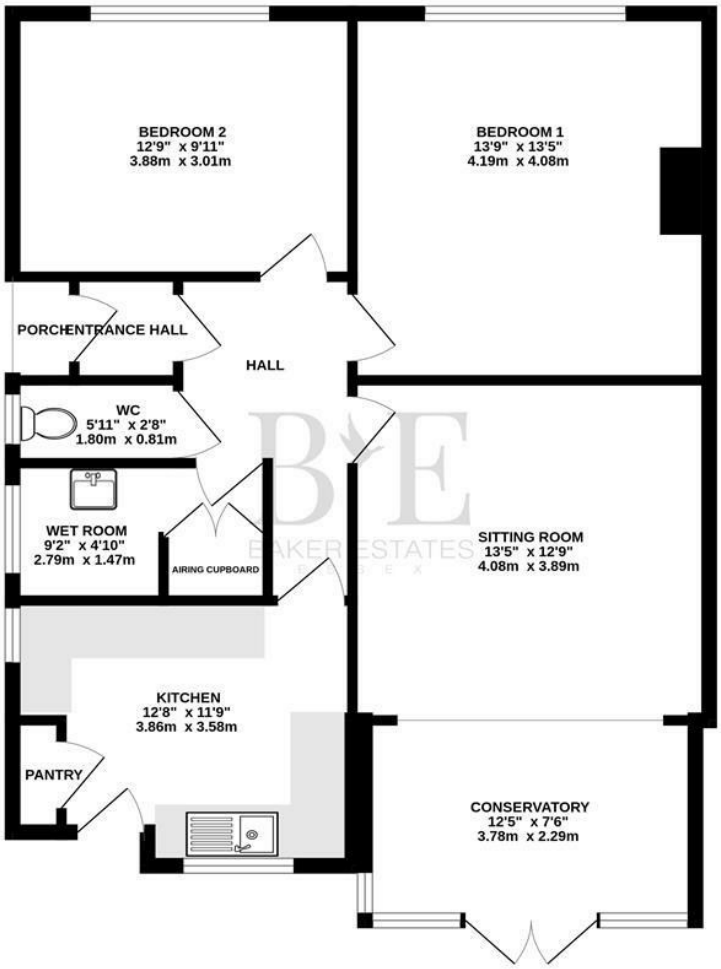
speeds up to 5500mbps (details obtained from Ofcom Mobile and Broadband Checker) – August 2026.
Mobile Coverage - It is understood that the mobile phone service is available from O2, EE, Three and Vodafone (details obtained from Ofcom Mobile and Broadband Checker) - August 2026.

Flooding from Surface Water – Very Low Risk
Flooding from Rivers and Sea - Very Low Risk
Flooding from Reservoirs Unlikely In This Area
Flooding from Ground Water - Unlikely In This Area (details obtained from gov.uk long term flood risk search) - August 2026



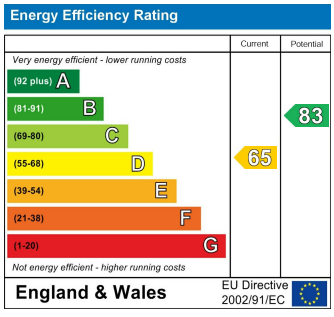


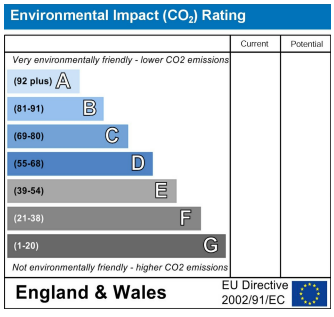

GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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The Property Ombudsman