

Adrians

Sales & Lettings Agents

For Sale



Gloucester Avenue, Moulsham Lodge, Chelmsford, CM2 9DU

This property has the benefits of off road parking for two vehicles at the front and a Westerly facing rear garden within which is a **SUPERB SOUND PROOFED STUDIO** and **OFFICE SPACE** with a number of different uses, but ideal for a music enthusiast and has been used as a **PROFESSIONAL RECORDING STUDIO** before. This extremely well presented three bedroom house really must be internally viewed having been recently refurbished to a high standard with new carpets. It is located on Moulsham Lodge on the South side of Chelmsford being convenient for shops, Doctors, Pharmacy and with bus services just outside. Chelmsford City centre with its mainline station is also within walking distance, as are highly regarded schools as well as a local nature reserve nearby. **HIGHLY RECOMMENDED.**



3 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Front entrance door to good size entrance porch with double glazed windows to the front and side, laminate flooring, further door and double glazed side light leading to

ENTRANCE HALL

Laminate flooring, radiator, stairs to first floor with cupboard under, white panelled doors leading to

LOUNGE / DINING ROOM 6.4m (21') INTO BAY x 3.17m (10'5) > 2.72

A most pleasant and bright dual aspect room with large double glazed bay window to front and further double glazed patio doors overlooking and leading to the rear garden, two radiators.

KITCHEN 3.28m (10'9) x 2.51m (8'3)

Well fitted with range of neutral units with inset single drainer sink unit with mixer tap, working surfaces with cupboards and drawer unit, built in hob, oven and cooker hood, integrated fridge, freezer and washing machine, tiled flooring, tiling over worktops, eye level cupboards, built in understairs storage cupboard housing further fridge which is to be included, double glazed window to rear and door to garden, inset spotlights.

FIRST FLOOR LANDING

White panelled doors leading to all rooms, access to large loft space which is boarded with ladder, light and power.

BEDROOM ONE 4.01m (13'2) x 3.23m (10'7) MAXIMUM INTO BAY

A spacious and bright main bedroom currently used as a further lounge area/dressing space and having radiator, built in mirror fronted wardrobe cupboards, large double glazed bay window to front.

BEDROOM TWO 3.19m (10'6) x 2.88m (9'5)

Another bright and good size room with large double glazed window to rear and radiator.

BEDROOM THREE 2.44m (8'0) x 2.12m (6'11) MAXIMUM

Another bright room with large double glazed window to front and radiator.

BATHROOM

White suite comprising panel enclosed shower bath with mixer tap and shower attachment, pedestal wash handbasin with mixer tap, w.c., tiled flooring, radiator, part tiled walls, towel rail, shaver socket, double glazed window to rear, inset spotlights, extractor fan.

OFF ROAD PARKING

Undoubtedly a benefit of this particular property is that virtually the entire front garden has been block paved to provide off road parking for two vehicles with an established border with hedges and greenery.

GARDEN

Well-maintained westerly facing rear garden which measures approximately 60ft at its maximum depth which includes what was originally the garage but has been converted to provide two separate areas, one being a superb sound proofed studio space. The main area of garden measures approximately 30ft in depth which commences with a composite decked area ideal for entertaining with steps down to good size area of lawn with borders, outside power, tap and shed to remain. There is a useful area down the side of the garage conversion which is ideal for further storage etc, and there is also a side access gate plus a further rear access gate.

OFFICE / STUDIO

To the front of the building are double glazed patio doors which give access to the first area, which measures approximately 3.23m x 2.76m which has laminate flooring, an electric wall mounted heater, light and power connected, useful long storage unit which is on rollers, which sits down the side of the studio. There is a door which gives access into the sound proof studio space which measures internally approximately 2.83m x 1.97m and is an ESMONO sound proofed isolation booth, it has an air conditioning unit for cooling/heating, is ventilated, has a floating floor and 24 channel multi core cabling.

AGENTS NOTE

The general office building is also sound proofed with acoustic block plasterboard and is insulated and has a number of different uses, depending upon requirements, namely recording studio (for which it has been used as a professional studio before), Podcast/content creation studio, therapist treatment room, gaming room, yoga/sensory space, home cinema etc etc. Further full technical details are available.



EPC RATING: TBC
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

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For more information, please contact

Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP
01245 265303 | info@adrians-property.co.uk | www.adrians-property.co.uk