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For Sale

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Sunrise Avenue, Chelmsford, CM1 4JN

This 2 bedroom DETACHED BUNGALOW has a large rear garden about 95' in depth and is offered for sale with no onward chain. The property requires virtually COMPLETE MODERNISATION and alteration, and hence is ONLY available to those buyers in a position to proceed straight away and financially able to purchase this type of project property. It is located on the Northern fringe of the City centre and within walking distance of the station and also the King Edward Grammar and County High Schools. This bungalow could lend itself for further extension and possible conversion as many in the area have had and would be subject to any necessary consents.



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

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Recessed front entrance door to

ENTRANCE HALL

Radiator, doors to

BEDROOM ONE 4.11m (13'6) x 2.47m (8'1) CLEAR FLOOR SPACE INTO BAY

Radiator, double glazed bay window to front.

BEDROOM TWO 4.07m (13'4) x 2.72m (8'11) INTO BAY

Radiator, double glazed bay window to front.

SHOWER ROOM

Comprising of a w.c, vanity wash hand basin, shower cubicle, radiator, cupboard housing the Worcester gas fired boiler, double glazed window to rear.

KITCHEN / DINING ROOM 4.64m (15'3) x 4.26m (14') MAXIMUM

An irregular shaped room with KITCHEN AREA having dated units comprising a sink unit with working surface and cupboards, hob and oven, double glazed window to rear, open to DINING AREA with radiator, three double glazed windows to the side, doors to the lounge at the rear and a lean-to style covered area to the side.

COVERED AREA 3.62m (11'11) x 1.66m (5'5)

In need of attention and having double glazed door giving access into the garden, poly-carbon roof.

LOUNGE 4.19m (13'9) x 3.74m (12'3)

A good size rear extension with radiator, double glazed window to side, double glazed full height picture window to the rear with view over the garden.

POTENTIAL FOR OFF ROAD PARKING

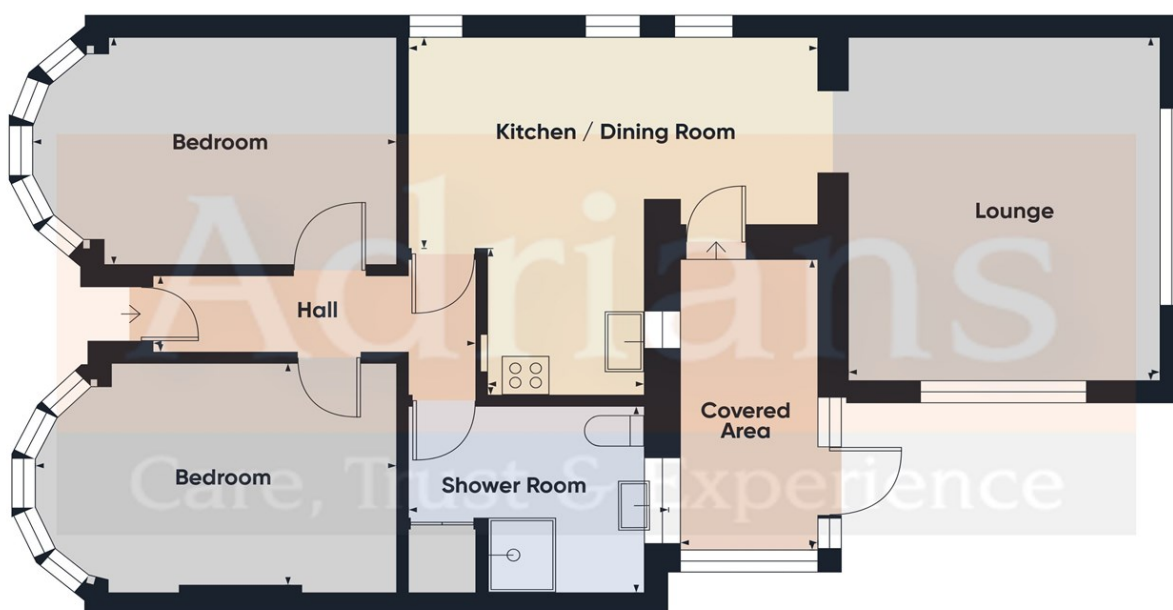
The bungalow does not currently have a dropped kerb providing access for off road parking, although a number of the other bungalows have created off road parking in the front garden.

GARDEN

There is a side access gate leading into the rear garden which is Easterly facing and approximately 95ft in depth. It is well-established with mature shrubs, trees and plants etc and backs other gardens.

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Approximate total area⁽¹⁾731 ft²
68 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC RATING: D
COUNCIL TAX BAND: D
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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