

Adrians

Sales & Lettings Agents

For Sale



Foxglove Avenue, Chelmsford, CM1 4FX

This recently built semi detached property is situated on a small select development on the North West side of Chelmsford being within easy reach of the City centre and station as well as local schools, shopping parade and bus services etc. It benefits from having off road parking for 2 vehicles at the side as well as having a good size garden within which is a useful outbuilding. The accommodation comprises an entrance hall, cloakroom, lounge and a rear kitchen / dining room and with 2 bedrooms, one with an en suite shower room and a further bathroom on the first floor. WELL WORTH AN INTERNAL VIEWING!

 2 Bedroom(s)

 1 Reception(s)

 2 Bathroom(s)

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Front entrance door to

HALLWAY

Radiator, stairs to first floor, doors to

CLOAKROOM

White suite comprising w.c., pedestal wash hand basin, radiator, double glazed window to front.

LOUNGE 4.54m (14'11) x 2.82m (9'3)

Radiator, built in understairs storage cupboard, double glazed window to front, door to

KITCHEN/DINING ROOM 3.87m (12'8) x 2.68m (8'10)

KITCHEN AREA - Comprising white high gloss units with inset one and a quarter bowl single drainer sink unit with mixer tap, working surfaces with drawers and cupboards under, built in hob, oven and cooker hood above, space for washing machine and fridge freezer, eye level cupboards one housing the Logic gas fired boiler, double glazed window to rear, open to DINING AREA with radiator, double glazed double doors giving access to the garden at the rear.

FIRST FLOOR LANDING

Access to loft space, doors to

BEDROOM ONE 3.01m (9'11) x 2.45m (8'0)

Radiator, double glazed window to rear, door to

EN-SUITE SHOWER ROOM

with w.c., pedestal wash hand basin with mixer tap, shower cubicle with fitted shower, part tiled walls, extractor fan.

BEDROOM TWO 3.32m (10'11) x 2.56m (8'5) CLEAR FLOOR SPACE

Radiator, built in wardrobe cupboards and built in over-stairs storage cupboard, two double glazed windows to front.

BATHROOM

With panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, w.c., radiator, part tiled walls, extractor fan.

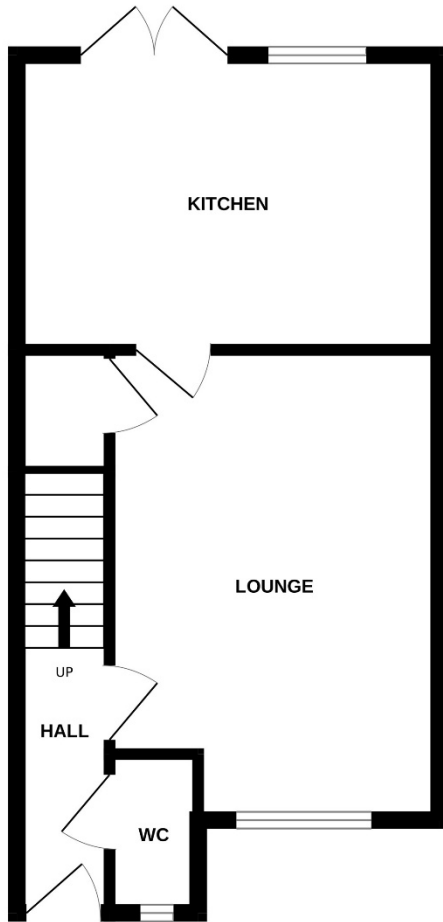
EXTERNALLY

To the front there is a small area of open plan garden, there is a side access gate which leads into the rear garden which commences with a paved patio area, lawn, outbuilding/storage shed (3.31m x 2.26m) at the rear of which is a covered storage/seating area.

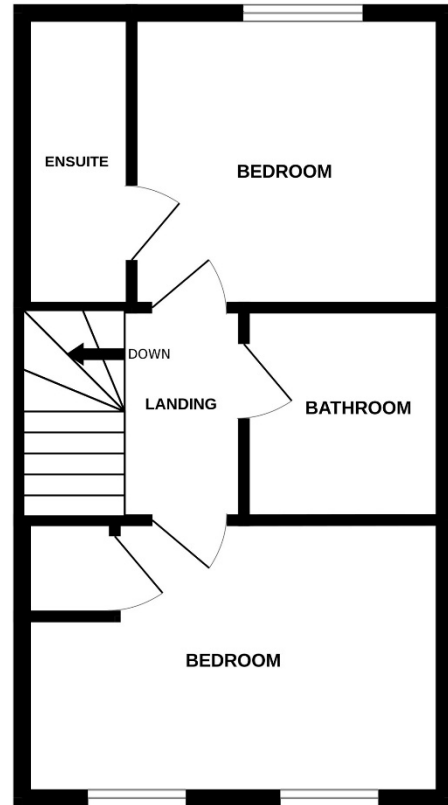
OFF ROAD PARKING

The property has the benefit of off road parking to the side for two vehicles.

GROUND FLOOR



1ST FLOOR



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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EPC RATING: B
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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