



East Avenue, Chelmsford CM3 6DD
£97,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located on the picturesque riverside Park residential retirement site for the over 50s. The park has river and field views from a number of the homes, plenty of parking throughout, including for guests and is a wonderful peaceful haven to enjoy retirement.

PLEASE NOTE Southminster village is only 3 miles, Burnham On Crouch 3.6 miles both on the bus routes and train from Althorne Station, offering shops, restaurants and general amenities.

IF YOU ARE LOOKING FOR AN IMMACULATELY presented park home, then please look no further. This immaculately presented one bedroom park home, is literally ready to move in as can be seen in the photographs and video tour.

The accommodation which is beautifully bright and airy and PLEASE NOTE there are wonderful field and river views from a number of the windows.

Entrance porch, open plan to the lounge modern fitted kitchen, lovely size lounge, double bedroom and a well fitted bathroom.

Externally a front garden and own drive/parking, two side gardens one of which connects to the rear with patio and planting a superb field and river views.

PLEASE NOTE THE PARK HAS A NO PET POLICY.

Entrance porch

The porch is a handy addition for your coats, boots etc with a double glazed entrance door, wood effect laminate flooring. Double glazed side screen windows with fitted blinds, double glazed window to rear with fitted blind, both with field and river views. Door to the entrance hallway.

Entrance hallway

This is open plan to the kitchen and lounge with down lighting, wood effect laminate flooring that runs into the kitchen and lounge,

Kitchen and lounge

The kitchen is open plan to the lounge offering modern style living and as mentioned in immaculate order. The kitchen offers a range of white high gloss eye level units, matching base units and drawers with marble effect work surfaces over. Inset stainless steel sink, space for fridge/freezer, down lighting, space for a small table and chairs, double glazed window to the side with fitted blind and over size vertical column radiator.

Lounge. Once again an extremely well presented room. Double glazed bay window to the front, double glazed window to the side both with fitted blinds and double glazed door, Television point.

Bedroom

10'2 x 9'7

A lovely size double room, bright and airy with a double glazed window to the rear with fitted blind. Gorgeous field and river views. Space for wardrobes, down lighting and radiator.

Bathroom

Walk in shower cubicle with expel air/filter system to stop condensation, pedestal hand wash basin with vanity cupboards below and close coupled w/c. Majority shower boarded walls, down lighting and a white heated towel rail.

Gardens

There is a front garden laid to lawn with a well stocked planted border, side path to a patio seating area with various planting. This extends to the south east facing sun spot of a rear garden, again with patio area and views across open field and of the river. There is a further garden to the opposite side with garden shed and small lawn.

Drive/parking

The home has its own drive to the front and there are plenty of further parking spaces for resident and guests.



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Referrals

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