

Adrians

Sales & Lettings Agents

For Sale

Adrians
Care. Trust & Experience



Melbourne Avenue, Chelmsford, CM1 2DN

Semi-detached three bedroom family home having the added benefit of extended accommodation to the ground floor and extensive parking to the front and side. In our opinion the property has been decorated to a good standard throughout and offers a well-equipped high gloss fitted kitchen with open plan dining area, a useful ground floor cloakroom, double glazed windows and gas radiator central heating. Local shops are located nearby along with bus routes to Chelmsford City centre.



3 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Entrance door leading through to

ENTRANCE HALL

Tiled flooring, radiator, stairs rising to first floor, doorway through to

GROUND FLOOR CLOAKROOM

Two piece suite comprising concealed low level w.c with twin flush, corner wash hand basin with mixer tap, double glazed obscure window to side, part tiling to walls.

OPEN PLAN KITCHEN / DINING AREA 7.9m (25'11) x 3.58m (11'9) OVERALL MEASUREMENT

The kitchen is fitted in a range of high gloss wall and base level units, square edge white worktops with matching upstands, inset one and a quarter bowl sink unit with mixer tap, integrated fridge/freezer, space for range cooker, splash back and large cooker hood above, good size breakfast area with wine rack below, tiling to floor, open to the dining area with double glazed window to front, simulated fireplace, smooth ceiling, down lighting, radiator, open to

LOUNGE 4.14m (13'7) x 3.18m (10'5)

Double glazed sliding patio doors giving access to garden, double glazed window to side, tiling to floor, radiator.

FIRST FLOOR LANDING

Double glazed window to front, airing cupboard, loft access, doors to

BEDROOM ONE 3.66m (12') x 2.97m (9'9)

Double glazed window to rear, radiator, fitted mirror fronted wardrobes to one wall.

BEDROOM TWO 3.38m (11'1) x 3.05m (10')

Double glazed window to rear, radiator.

BEDROOM THREE 3.02m (9'11) x 2.34m (7'8)

Double glazed window to front, radiator.

BATHROOM

Three piece white suite comprising panel enclosed bath with shower over and curved glass screen, vanity unit housing wash hand basin with mixer tap, twin flush low level w.c, tiling to walls with border tile, double glazed obscure window to side, heated towel rail, tiling to floor.

GARDEN

Immediately from the lounge there is a good size block paved patio area which extends to the side, the rest of the garden is majority laid to lawn with fencing to boundaries. To the side of the property there is pedestrian access and a side door giving access to the garage.

GARAGE & PARKING

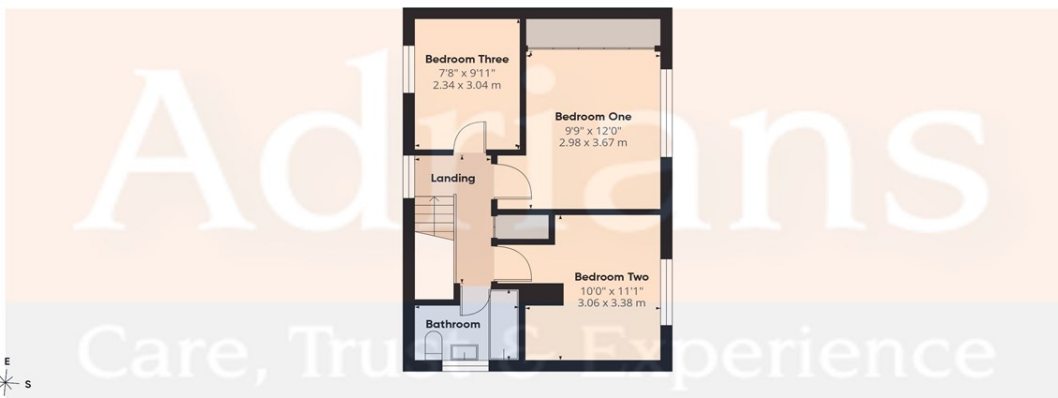
Up and over door, water and power connected. To the front of the property there is off road parking for several vehicles.

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Floor 0



Floor 1

Approximate total area^m1020 ft²
94.6 m²**Reduced headroom**11 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 mCalculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

EPC RATING: E
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 received for your records.

For more information, please contact

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