



Thames Avenue

Chelmsford, CM1 2LN

Fabulous opportunity to purchase this impressive three bedroom semi detached home, with large garage/workshop and scope to extend subject to planning permission. The accommodation includes entrance porch, hallway, two reception rooms, kitchen, utility room and WC. First floor, landing, three bedrooms and bathroom. Externally a landscaped 68ft south-westerly facing garden, off road parking for multiple vehicles and detached 38ft garage/workshop.

Offers in excess of £375,000

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Porch

Double glazed door, double glazed window. Smooth vaulted ceiling, spotlights, laminate flooring.

Hallway

Smooth ceiling, radiator, stairs to first floor, cupboard under stairs, engineered oak flooring.

Reception Room

16'4 x 12'7 max sizes (4.98m x 3.84m max sizes)
Double glazed bay window. Smooth ceiling, radiator, multifuel stove with surround, engineered oak flooring. Arch to second reception room.

Reception Room

10'3 x 8'11 (3.12m x 2.72m)
Double glazed patio doors to rear garden. Smooth ceiling, radiator, engineered oak flooring.

Kitchen

11' x 9'7 max sizes (3.35m x 2.92m max sizes)
Double glazed window. Range of white cottage style base and eye level wall cabinets with worktops, single drainer stainless steel sink, four burner gas hob set into worktop with overhead extractor hood and fan, integrated grill & oven beneath, space for freestanding fridge/freezer, cupboard under stairs. Smooth ceiling, spotlights, part tiled walls, vinyl flooring.

Utility Room

8'6 x 4'6 (2.59m x 1.37m)
Door to side access, window. Base unit with worktop, sink set into worktop, space for washing machine, radiator, lino laid to floor.

Ground Floor WC

Window. Low level WC. Lino laid to floor.

Landing

Double glazed window. Access to loft space, carpet.

Bedroom One

11'6 x 11'2 max sizes (3.51m x 3.40m max sizes)
Double glazed window. Smooth ceiling, cupboard, radiator, laminate wood flooring.

Bedroom Two

12' x 11'2 (3.66m x 3.40m)
Double glazed window. Smooth ceiling, cupboard, radiator, laminate wood flooring.

Bedroom Three

8'8 x 8'3 (2.64m x 2.51m)
Double glazed window. Smooth ceiling, radiator, carpet.

Bathroom

7'11 x 7'4 (2.41m x 2.24m)
Double glazed window. Suite comprising of P-shape bath with separate overhead shower and glass screen, sink unit with cupboard beneath, low level WC. Smooth ceiling, spotlights, extractor, tiled walls, cupboard housing boiler, tiled floor with underfloor heating.

Rear Garden

68' approx (20.73m approx)
South-westerly facing garden. Pedestrian and vehicular side access, resin seating area to the direct rear of the property with a path leading down to raised sleeper growing area, remainder mainly laid to lawn with sleeper flower beds.

Garage

38'8 x 13'5 (11.79m x 4.09m)
Pedestrian side door, side opening doors for vehicle access, spotlights to ceiling, power points, concrete floor.

Outside Shed

8'1 x 4'6 (2.46m x 1.37m)
Window, light.

Parking

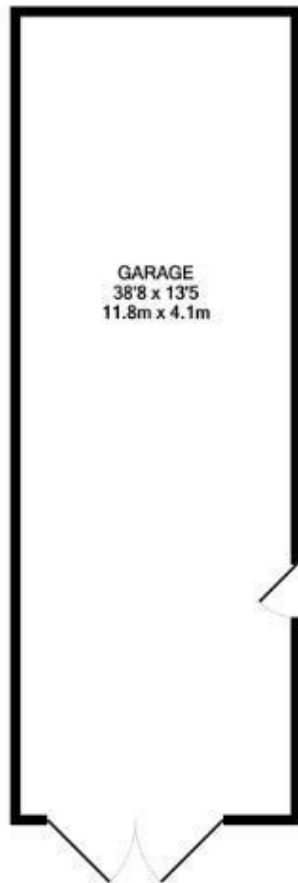
Off road parking for several vehicles.

Agents Note

This property is Laing Easiform Construction.



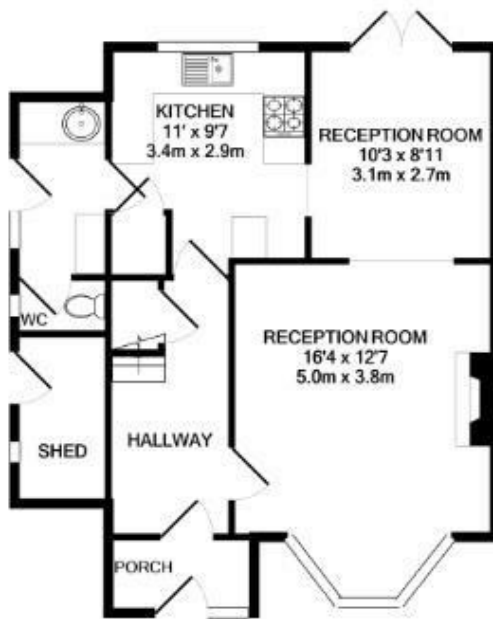




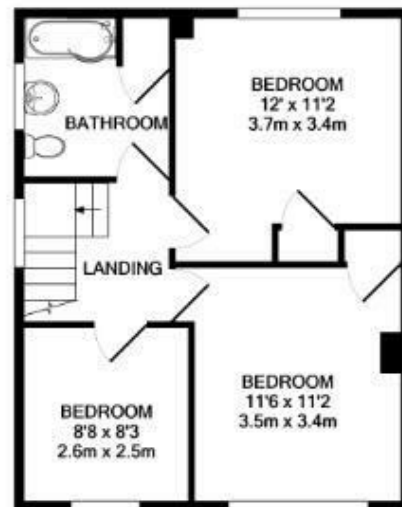
TOTAL APPROX. FLOOR AREA 1515 SQ.FT. (140.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR
APPROX. FLOOR
AREA 1083 SQ.FT.
(100.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.2 SQ.M.)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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