

# HOME



**Chelmsford**  
**£300,000**  
**2-bed semi detached house**

## Avon Road

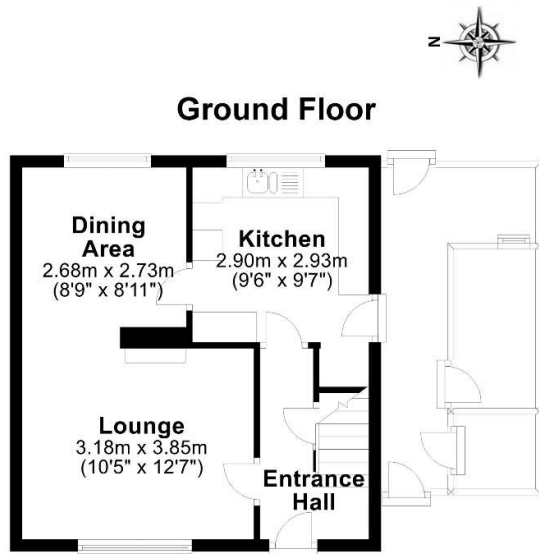
Situated in an established residential location on the favoured west side of the city, is this established two double bedroom, semi detached house, which is offered for sale with no onward chain. The accommodation comprises an entrance hall with a staircase to the first floor with storage cupboard beneath, a door gives access to a lounge at the front of the property, which is open plan to a dining area with a double glazed window to the rear aspect with open farmland views. A door leads through to the kitchen, which is fitted with a range of base and wall units and has space and plumbing for a washing machine and dishwasher. A door to side gives access to the garden. Upstairs there are two double bedrooms, both of which have built-in cupboards and a bathroom WC. To the front of the property the garden is of open plan design and has a driveway providing off-road parking for one car. There is a good sized rear garden, which is approx. 75' in depth, the garden commences with a small patio area and is then laid to lawn with flower and shrub borders, a brick built store and summer house. The garden backs directly onto open farmland and has extensive views.

The property is on the favoured West side of the City centre and convenient for access into the Railway station and City centre. There are local shops close by and Morrison's supermarket is approx. 0.5 miles. Admirals park with its lovely Riverside walks is close by as are a selection of country public houses serving food. The picturesque village of Writtle with its renowned village green and duck pond is approx. 1.5 miles distant.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

**Sales**  
01245 250 222  
**Lettings**  
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**Mortgages**  
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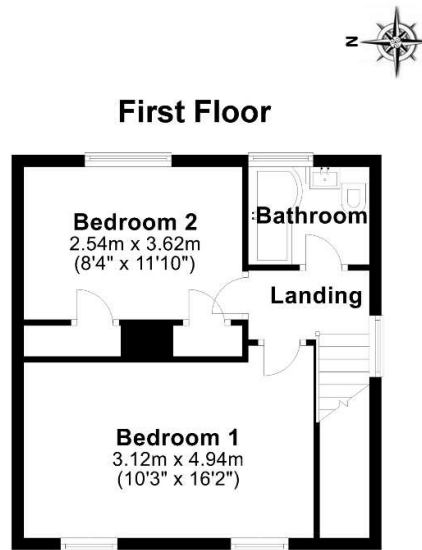
[thehomepartnership.co.uk](http://thehomepartnership.co.uk)



APPROX INTERNAL FLOOR AREA  
36 SQ M 383 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
72 SQ M 766 SQ FT  
This plan is for layout guidance only and is  
**NOT TO SCALE**

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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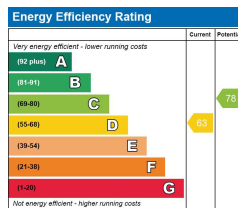
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**Features**

- Two double bedrooms
- Approx 70' rear garden
- Farmland views to the rear
- Established residential location
- Short walk to Admirals Park
- Approx. 1.4 miles to the City centre
- Close to local shops & primary school
- Popular west side of the City centre
- Driveway
- Gas radiator heating

**EPC Rating**



**The Nitty Gritty**

Tenure: Freehold

Agent Note: Interested parties should be aware that this property is of Laing Easiform concrete construction.

Band C is the Council Tax band for this property and the annual council tax bill is £1,768.32

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

