



18 Chelmerton Avenue, Chelmsford, CM2 9RE

£515,000

**\*\* NO ONWARD CHAIN - COMPLETE MODERNISATION REQUIRED - HUGE POTENTIAL FOR REAR EXTENSION AND LOFT CONVERSION (STPP) - HIGHLY DESIRABLE RESIDENTIAL AVENUE \*\*** The property offers easy access to the A12 and Chelmsford city centre with the mainline railway station to London. Ground floor: GOOD SIZE HALL, SITTING ROOM, DINING ROOM, KITCHEN, REAR LOBBY, SHOWER ROOM. First floor: THREE BEDROOMS AND FAMILY BATHROOM. There is gas radiator heating via a combination boiler.

**ENTRANCE HALL**



Storm porch and solid wood door to hall. Radiator, upvc double glazed window to side, stairs to first floor, glazed doors to sitting room, dining room and kitchen.

**SITTING ROOM 14'2" x including bay x 13'10" (4.34 x including bay x 4.23)**



Feature tiled fireplace, picture rails, radiator, upvc double glazed bay window to front.

**DINING ROOM 14'10" x 10'8" plus door recess area (4.54 x 3.26 plus door recess area)**



Feature tiled fireplace, radiator, glazed French doors with windows either side to garden room.

**GARDEN ROOM 14'8" x 7'10" (4.49 x 2.40)**



Built under a sloping roof with upvc double glazed windows and part double glazed upvc door to rear garden.

**GOOD SIZE KITCHEN 11'8" x 9'3" (3.56 x 2.83)**



In need of updating. window to rear, under stair pantry and door to rear lobby.

**REAR LOBBY**

Part glazed door to outside and door to shower room.

**GROUND FLOOR SHOWER ROOM**



Coloured suite with shower area, low level wc, pedestal wash hand basin, radiator, frosted upvc double glazed window to side.

**LANDING**



Double airing cupboard with radiator within, access to roof space, upvc double glazed window to side.

**BEDROOM ONE 14'6" including bay x 13'11" (4.43 including bay x 4.25)**



Radiator, built in double wardrobe, picture rails, upvc double glazed bay window to front.

**BEDROOM TWO 13'9" x 13'5" (4.21 x 4.11)**



Radiator, built in double wardrobe, upvc double glazed window to rear.

**VIEW TO REAR GARDEN**



**BEDROOM THREE 7'6" maximum x 6'3" maximum over stair cupboard (2.29 maximum x 1.92 maximum)**



Over stair cupboard housing gas Baxi combination boiler, upvc double glazed window to front.

**GOOD SIZE BATHROOM 8'1" x 6'2" (2.48 x 1.9)**

Coloured suite comprising panelled abth, low level wc, pedestal wash hand basin, radiator, frosted upvc double glazed window to rear.

**FRONT GARDEN**

Laid to lawn with established shrub borders and hedgerow. There is side pathway access via a wrought iron gate through to the rear garden.

**LARGE WESTERLY FACING REAR GARDEN**



Long garden which is laid to lawn and well screened by mature shrubs to boundaries providing privacy.

REAR ELEVATION



COUNCIL TAX AND EPC

Council Tax Band E.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0300-2901-5160-2722-6785>

GROUND FLOOR

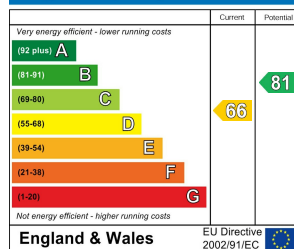


1ST FLOOR

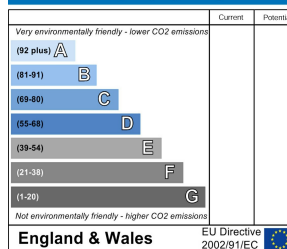


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



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