

14 Sixth Avenue, Chelmsford, Essex, CM1 4ED



Freehold

Guide price

£600,000-

£625,000

Subject to contract

4 bedrooms
2 reception rooms
2 bathrooms



Some details

Beautifully presented 4 bedroom semi-detached family home situated on the popular Sixth Avenue, 2 miles from Chelmsford city centre and walking distance of excellent schools.

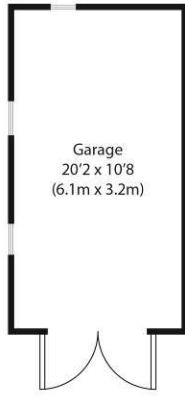
The property offers flexible accommodation over three floors commencing with a welcoming entrance hall with Amtico flooring providing access to all reception rooms and the cloakroom. The dining room is positioned to the front of the property whilst the living room offers views over the rear garden with sliding doors on to the terrace. The living room is beautifully presented with a limestone fireplace and inset log burner. The kitchen is well equipped with a range of modern fitted units with work surfaces providing integrated appliances including; dishwasher, fridge and freezer, double electric oven/grill, one and a half bowl stainless steel sink, microwave and induction hob with extractor fan over. Stairs ascend to the first-floor landing where there are three bedrooms and a family shower room comprising shower cubicle, WC and wash hand basin. A second staircase rises to the main bedroom, an impressive space with a range of fitted wardrobes and ensuite bathroom with bathtub, shower cubicle, WC and wash hand basin. Bedrooms one and two also benefit from elevated lake views beyond the rear garden.



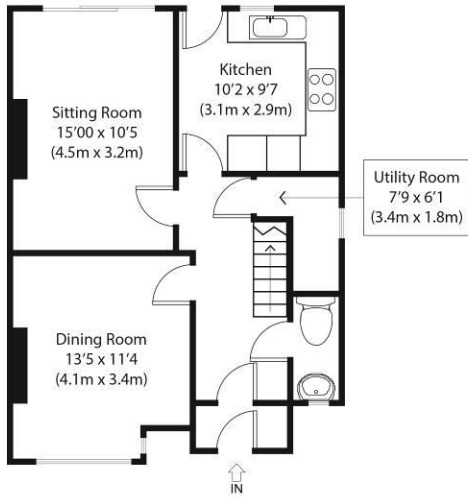
Beautifully presented 4 bedroom semi-detached family home situated on the popular Sixth Avenue, 2 miles from Chelmsford city centre and walking distance of excellent schools.

Approximate Gross Internal Area 1460 sq ft (136 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



Garage
20'2 x 10'8
(6.1m x 3.2m)



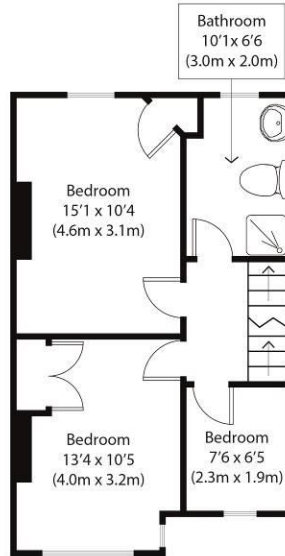
Sitting Room
15'00 x 10'5
(4.5m x 3.2m)

Kitchen
10'2 x 9'7
(3.1m x 2.9m)

Dining Room
13'5 x 11'4
(4.1m x 3.4m)

Utility Room
7'9 x 6'1
(3.4m x 1.8m)

Ground Floor



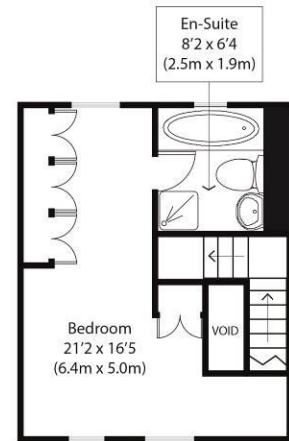
Bathroom
10'1 x 6'6
(3.0m x 2.0m)

Bedroom
15'1 x 10'4
(4.6m x 3.1m)

Bedroom
13'4 x 10'5
(4.0m x 3.2m)

Bedroom
7'6 x 6'5
(2.3m x 1.9m)

First Floor



En-Suite
8'2 x 6'4
(2.5m x 1.9m)

Bedroom
21'2 x 16'5
(6.4m x 5.0m)

Second Floor





Entrance hall
 not measured
Cloakroom
 not measured
Dining room
 13' 5" x 11' 4" (4.09m x 3.45m)
Sitting room
 15' x 10' 5" (4.57m x 3.18m)
Kitchen
 10' 2" x 9' 7" (3.1m x 2.92m)
Utility room
 7' 9" x 6' 1" (2.36m x 1.85m)

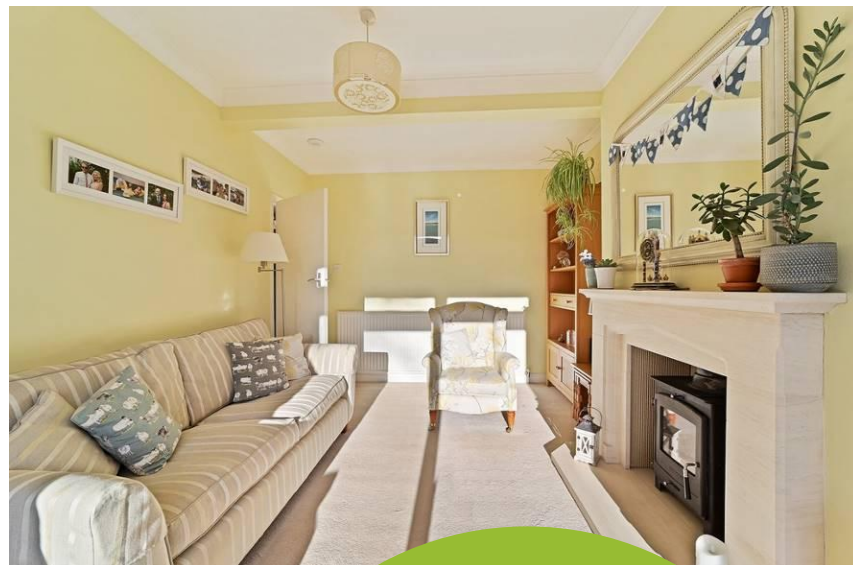
First floor landing

Bedroom one
 15' 1" x 10' 4" (4.6m x 3.15m)
Bedroom two
 13' 4" x 10' 5" (4.06m x 3.18m)
Bedroom three
 7' 6" x 6' 5" (2.29m x 1.96m)
Bathroom
 10' 1" x 6' 6" (3.07m x 1.98m)

Second floor landing

Bedroom four
 21' 2" x 16' 5" (6.45m x 5m)
Ensuite
 8' 2" x 6' 4" (2.49m x 1.93m)

Garage
 single



Stay ahead
 with early bird
 alerts...

Hear about homes for sale
before they are advertised
 on Rightmove, On the Market
 or in the paper.



The outside

The property is approached by a lawned front garden and driveway providing off road parking. A gated side access leads to the south facing garden which commences with a raised sun terrace, ideal for garden furniture. There is a single garage used for storage with power and lighting and steps lead down past a small water feature to the remainder of the garden. Sweeping lawns complete the garden and are enclosed by well stocked borders and raised fences.

Where?

The property is located in the highly sought after area of Sixth Avenue. The area provides a mixture of established housing and is popular because of its central position providing direct access to Chelmsford mainline railway station, city centre and local schools. The property is also ideally positioned for County High School for Girls and King Edward Grammar School for Boys. Chelmsford city centre offers a mixture of recreational and leisure facilities along with a vibrant High Street offering a selection of shops, bars and restaurants. The property is located approximately 1 mile from Broomfield Hospital and within close proximity to Springfield Park Hall recreational park.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - C

Our ref – JG

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

fennwright.co.uk

Viewing

To make an appointment to view this property please call us on 01245 292 100.

Have *your*
home valued
by us...

and get **FREE** professional
advice. Book it now at

fennwright.co.uk



Directions

SatNav. CM1 4ED. For full directions please contact a member of the sales team on telephone 01245 292100

To find out more or book a viewing

01245 292 100

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tolgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

