



Dorset Avenue, Chelmsford, Essex, CM2 8HD

Guide price £280,000

A spacious three bedroom end terrace property situated within easy access to the local schools and amenities. The property is located along a walkway with gardens to the front and rear. Internally the ground floor accommodation is approached via an entrance hall which leads to the lounge/dining room and kitchen with cloakroom and utility room. The first floor comprises three bedrooms, two of which are double, plus a family bathroom. To fully appreciate the size of property available an internal viewing is recommended.

- Three bedrooms
- First floor bathroom
- Lounge/Dining room
- Fitted kitchen
- Ground floor cloakroom
- Front and rear gardens
- Close to local amenities
- Close to local primary and secondary school
- End of terrace

Distances

Great Baddow Secondary School - 0.3 miles
A12 North/Southbound and A130 - 2.3 miles
Chelmsford Station and City Centre - 2.4 miles
Stansted Airport - 20.6 miles

All distances are approximate

Accommodation

GROUND FLOOR

Entrance Hall

Part glazed entrance door. Coved ceiling with inset lighting. Built in cloak cupboard. Stairs to first floor with understairs storage cupboard.

Lounge and Dining Room

7.05m x 3.29m (23'1" x 10'9")

Window to front and glazed french doors with side screens to rear. Coved ceiling. Ornate fireplace with gas point.

Kitchen

5.43m x 2.14m (17'9" x 7'0")

Window to side. Glazed doors to rear. Units fitted to eye and base level finished with laminate roll top work surface with matching up-stands. Stainless steel sink unit with drainer and mixer taps. Space for cooker with concealed extractor over. Space for dishwasher. Integrated fridge and freezer. Inset ceiling lighting. Concealed gas fired boiler.

Cloakroom/Utility Room

Obscure window to side. Low level WC and space for washing machine.

FIRST FLOOR

Landing

Stairs to ground floor. Access to loft. Coved ceiling with inset lighting. Airing cupboard housing hot water cylinder.

Bathroom

White suite comprising bath with independent shower over, pedestal wash hand basin and low level WC. Tiling to three walls. Obscure window to rear. Inset ceiling lighting.

Bedroom One

3.92m x 3.09m (12'10" x 10'1")

Window to front. Coved ceiling.

Bedroom Two

3.32m x 3.29m (10'10" x 10'9")

Window to rear. Coved ceiling. Built in wardrobe.

Bedroom Three

2.48m x 2.40m (8'1" x 7'10")

Window to front. Coved ceiling. Built in cupboard.

EXTERIOR

Rear Garden

Commencing with a paved patio area, raised flower beds with the remainder laid to lawn. Timber shed. Outside lighting and tap. Brick shed. Gate to rear.

Front Garden

Mainly laid to lawn with footpath leading to the entrance door.

Services

Gas central heating, mains water and drainage.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.