

# HOME



**Chelmsford**  
**Offers Over £470,000**  
**4-Bed semi-detached home**

## Sunrise Avenue

Situated in a popular residential location and occupying a corner plot is this extended four bedroom semi detached house offered for sale with no onward chain. The accommodation comprises an entrance hall with ground floor cloakroom. There is a good sized lounge/diner with stairs rising to the first floor and a doorway giving access to a kitchen. The kitchen is fitted with a range of base and eye level units and incorporates a double oven, a five ring hob and extractor hood. In addition, there is space and plumbing for a washing machine. There are two double glazed windows to the rear aspect as well as a skylight. To further compliment the ground floor living area there is a separate dining room.

Upstairs there are four bedrooms, all of which have fitted or built-in storage. In addition, there is a bathroom WC. As previously mentioned the property occupies a corner plot. To the rear the garden is laid to lawn with a small patio area and a pathway extends to the side of the house where there is a garden shed. The front garden is laid to lawn and there is a driveway providing off-road parking for two cars and access to a garage.

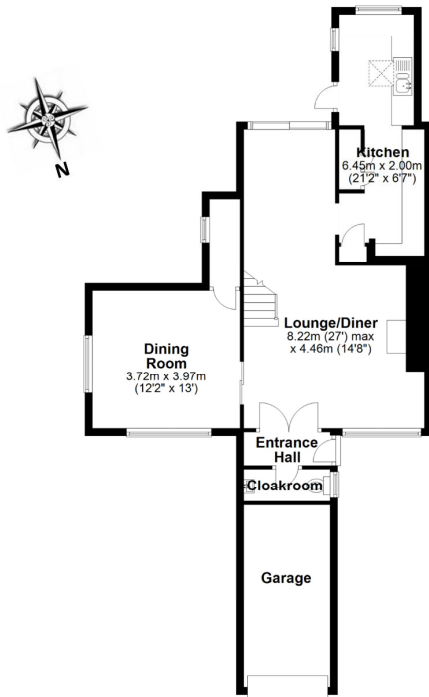
**Chelmsford**  
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**Essex CM1 1HL**

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[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

## Floor Plans

### Ground Floor

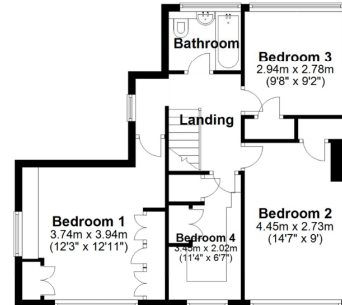


APPROX INTERNAL FLOOR AREA  
66 SQ M 710 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
122 SQ M 1310 SQ FT  
Excluding Garage

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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### First Floor



APPROX INTERNAL FLOOR AREA  
56 SQ M 600 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
122 SQ M 1310 SQ FT  
Excluding Garage

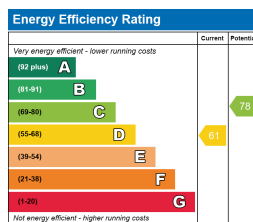
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## Features

- No onward chain
- Extended accommodation
- Corner plot
- Two reception rooms
- Ground floor cloakroom
- Four bedrooms
- Gas radiator central heating
- Garage & driveway
- Walking distance to CCHS & KEGS
- Just over 1 mile to Chelmsford station

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

Council Tax: Band D is the council tax band for this property with an annual amount of £1,898.36

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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.

