

HOME



Chelmsford
£465,000
3-bed semi-detached house

Second Avenue

This semi-detached house located in a popular cul-de-sac in Chelmsford offers an array of fantastic features and potential for expansion. Planning permission was previously granted in 2018 for a single storey rear extension, although it is currently expired. However, this provides a great opportunity for the new owners to explore the potential of extending as well as into the loft, subject to obtaining the necessary planning permission.

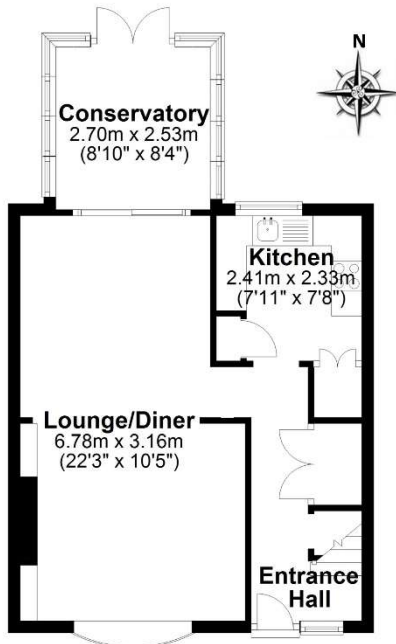
In terms of amenities, the property benefits from having Tesco Express and Co-Op just a short distance away, ensuring that daily necessities are within easy reach. Additionally, the dual aspect lounge/diner boasts a beautiful fireplace, which adds a charming focal point to the room. Please note that the fireplace is currently capped off and may require some attention. The modern fitted kitchen is equipped with built-in appliances, providing a stylish and functional space for cooking and entertaining. Adjacent to the kitchen is a conservatory that overlooks the rear garden, creating a tranquil area for relaxation or dining. Parking is never an issue in this property, as it offers driveway parking for two vehicles. Moreover, there is potential to extend the driveway further, allowing for even more parking spaces if desired.

Chelmsford
11 Duke Street
Essex CM1 1HL

Sales
01245 250 222
Lettings
01245 253 377
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Ground Floor

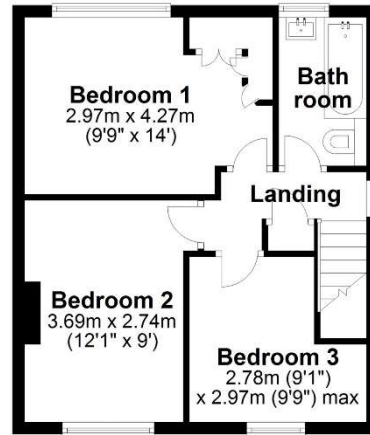


APPROX INTERNAL FLOOR AREA
46 SQ M 490 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
84 SQ M 900 SQ FT

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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First Floor



APPROX INTERNAL FLOOR AREA
38 SQ M 410 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
84 SQ M 900 SQ FT

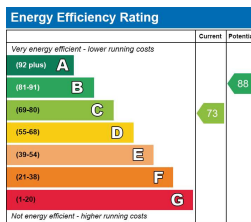
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Features

- Planning previously passed in 2018 for single storey rear extension (currently expired)
- Further potential to extend into loft (STPP)
- 1 mile walk to Chelmsford Train Station
- Walking distance to Chelmsford County High School for girls & KEGS
- Popular cul-de-sac location
- Many local amenities close by including Tesco Express and co-op
- Dual aspect lounge/diner with fireplace (currently capped off)
- Modern fitted kitchen with built in appliances
- Conservatory overlooking the rear garden
- Driveway parking for 2 vehicles and potential to extend further

EPC Rating



The Nitty Gritty

Tenure: Freehold

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.

