



1a Rainsford Avenue, Chelmsford, Essex, CM1 2PJ

- Detached Bungalow
- No Onward Chain
- Spacious Plot
- Potential For Extension Subject to Planning
- Popular Location
- Garage and Driveway



PROPERTY DESCRIPTION

Being offered to the market for the first time in 40 years with the added benefit of no onward chain is this well-configured two bedroom detached bungalow situated on a spacious plot and offering the potential for extension (STPP). The property is conveniently situated walking distance from Chelmsford city centre and mainline train station, the accommodation comprises a welcoming entrance hall providing access to the lounge / diner and kitchen. An inner hallway provides access to two double bedrooms with fitted wardrobes, a shower room and separate WC.

To the front of the property is a front garden and driveway parking which provides access to a garage. Rainsford Avenue also offers permit parking, permits can be obtained via the local authority to provide additional parking. Gated side access leads to the beautifully presented, south easterly facing rear garden which measures approximately 80ft in depth. The rear garden commences with a paved patio area, ideal for entertaining and the remainder is mainly laid to lawn with a selection of shrubs, flowers and trees to the borders.

Rainsford Avenue is conveniently located less than 1 mile from Chelmsford city centre and mainline train station. Chelmsford city centre boasts a wide array of shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice rink and leisure centre and there is a large selection of restaurants and bars. Chelmsford's mainline train station provides direct links to London Liverpool Street (journey time approximately 35 minutes). The A12 and A414 are within close proximity and provide access to the M25 and M11.

Chelmsford is renowned for its educational excellence and, alongside the local schools, it offers two of the country's top performing grammar schools, Writtle Agricultural College, Anglian Ruskin University, and several private schools.

Admirals Park and Tower Gardens is located within 0.2 miles walking distance from the property which offers community tennis courts, parks, and river walks offer ample opportunities for outdoor recreation and leisure activities.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leading through to

Entrance Hall

Window to front aspect, storage cupboard, access through to lounge / diner, kitchen and inner hallway

Lounge / Diner

11' 7" x 25' 8" (3.53m x 7.82m)

Windows to front and rear aspects, brick surround fireplace, door through to;

Kitchen

10' 8" x 14' 2" (3.25m x 4.32m)

Window and door to rear aspects, range of matching wall and base units with work surfaces over, inset sink and drainer and space for appliances.

Inner Hallway

Access to bedrooms, WC, shower room and airing cupboard.

Bedroom One

11' 9" x 14' 2" (3.58m x 4.32m)

Window to rear aspect, selection of fitted wardrobes.

Bedroom Two

10' 9" x 13' 6" (3.28m x 4.11m)

Window to front aspect, fitted wardrobe and vanity basin.

Shower Room

7' 0" x 5' 6" (2.13m x 1.68m)

Window to front aspect, shower cubicle and wash hand basin.

WC

7' 0" x 2' 7" (2.13m x 0.79m)

Window to front aspect, low level WC.

Exterior

The property is approached from the front with a block paved driveway providing off road parking and access to the garage with an up and over door. There is a lawned front garden and pathway leading to the front door. Side access leads to the rear south, easterly facing garden which measures approximately 80ft in depth. The rear garden commences with a paved patio area, a personal door provides access to the rear of the garage. The remainder of the garden is mainly laid to lawn with a section of trees and shrubs to the borders.

Agents Note

The property benefits from double glazing throughout, gas central heating and solar panels.

Broadband -, BT Fibre and Sky available.

Council Tax Band - D

EPC - TBC

Viewings

By prior appointment with Balch Estate Agents

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



FLOORPLAN



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io