



95 Lucas Avenue, Moulsham Lodge, Chelmsford, Essex, CM2 9JW

- BEING IN NEED OF SOME GENERAL UPDATING AND MODERNISATION
- THREE BEDROOMED FAMILY HOME
- LOUNGE/DINER WITH VIEWS OVER THE REAR GARDEN
- FITTED KITCHEN
- FIRST FLOOR BATHROOM AND SEPARATE WC
- DOUBLE GLAZED WINDOWS AND DOORS
- APPROXIMATELY 75FT REAR GARDEN
- NO ONWARD CHAIN
- POPULAR LOCATION
- SCOPE FOR EXTENSION (STPP)



PROPERTY DESCRIPTION

Being in need of some general updating and modernisation is this three bedroom family home. The accommodation, which is being offered with NO ONWARD CHAIN comprises of an entrance hall, fitted kitchen and a 24' lounge/diner to the ground floor with three bedrooms and a bathroom with separate wc to the first floor. The property further benefits from gas central heating, double glazed windows, a well maintained front garden and a mature south facing rear garden that measures approximately 75ft in depth. The property also has the scope to extend S.T.P (Council Tax Band - C)

Lucas Avenue is conveniently located to local schools, shops and transport links into Chelmsford City Centre which can be found approximately 2.5 miles distance. Chelmsford City Centre offers extensive shopping facilities, entertainments and of course the train station with services into London Liverpool Street.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

Stairs rising to first floor, understairs storage cupboard, doors to kitchen and lounge/diner

LOUNGE/DINER

24' 10" x 11' 0" > 8'11 (7.57m x 3.35m)

Double glazed window to front, double glazed patio door to rear garden, gas feature fireplace with brick surround.

FITTED KITCHEN

10' 3" x 7' 8" (3.12m x 2.34m)

Fitted with a range of base and wall mounted storage cupboards, understairs storage cupboard, double glazed window to rear, double glazed door to rear garden, integrated electric oven and gas hob, stainless steel sink unit, space and plumbing for washing machine, space for fridge/freezer, gas boiler.

FIRST FLOOR LANDING

Loft access, doors to:

BEDROOM ONE

14' 2" x 11' 8" (4.32m x 3.56m) MAX

Double glazed window to front.

BEDROOM TWO

10' 6" x 9' 10" (3.20m x 3.00m)

Double glazed window to rear

BEDROOM THREE

8' 11" > 3'5 x 12' 2" > 5'8 (2.72m x 3.71m)

Double glazed window to front.

BATHROOM

5' 6" x 5' 4" (1.68m x 1.63m)

Obscure double glazed window to rear, vanity wash hand basin, bath unit, airing cupboard.

SEPARATE WC

Obscure double glazed window to rear, low level wc.

EXTERIOR

To the front of the property there is a well maintained garden and a pathway leading to the entrance door. The side access leads to the mature south facing rear garden which measures approximately 75ft and commences with a patio area with the remainder being laid to lawn with flower and shrub borders, outside tap, wooden shed to remain.

SERVICES

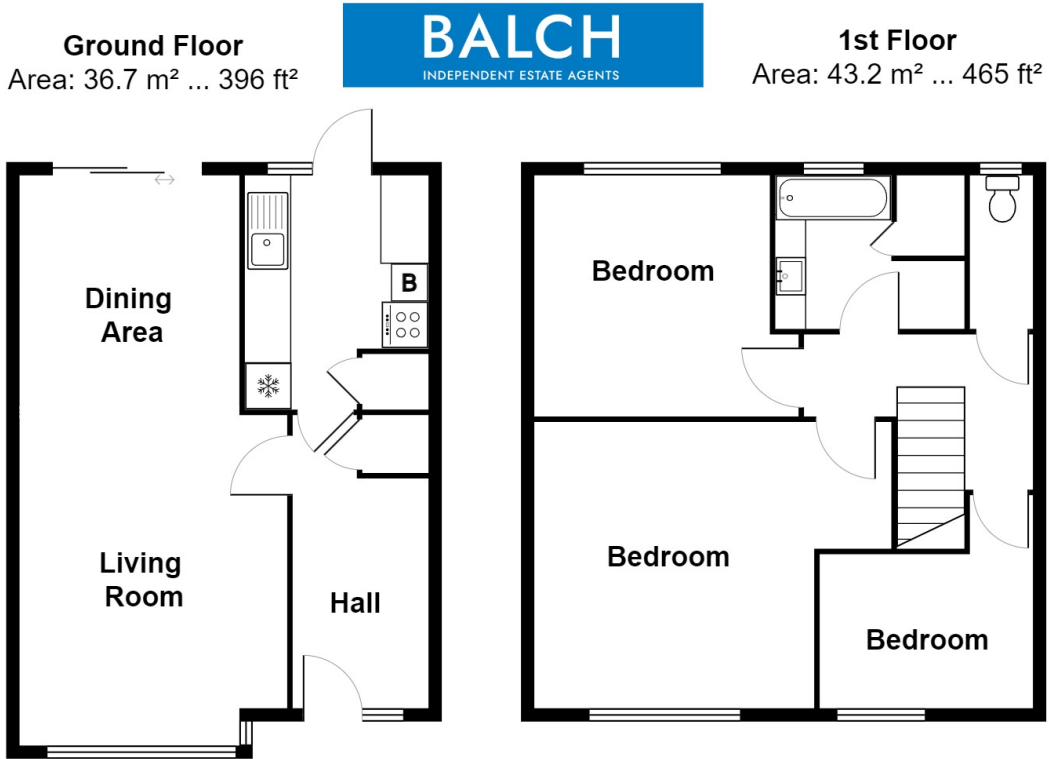
ALL MAIN SERVICES ARE CONNECTED

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.





Total Area: 79.9 m² ... 860 ft²



Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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