



## Fourth Avenue, Chelmsford, Essex. CM1 4EZ

- TWO/THREE BEDROOM SEMI DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- OFF ROAD PARKING
- PLEASANT FRONT AND REAR GARDENS
- NO CHAIN
- VIEWING ADVISED





## PROPERTY DESCRIPTION

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Situated in a sought-after tree-lined avenue off of Broomfield Road, is this SEMI-DETACHED BUNGALOW. The versatile accommodation comprises of an Entrance Porch/Utility Room, Entrance Hall, Lounge/Dining Room, Bedroom Three/Dining Room, Kitchen, Bathroom and Two further Bedrooms. The property further benefits from gas central heating, double glazed windows, off road parking and a rear garden that measures approximately 25ft in depth. NO ONWARD CHAIN. (COUNCIL TAX BAND - C)

There are footpaths leading from the lower end of Fourth Avenue into Chelmsford City Centre. There are also excellent bus links along Broomfield Road. Catchment for the County High School for Girls and King Edward Grammer School.



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)  
DOUBLE GLAZED ENTRANCE DOOR LEADS INTO  
ENTRANCE PORCH/UTILITY ROOM

### ENTRANCE PORCH/UTILITY ROOM

11' 6" x 10' 0" (3.51m x 3.05m)  
DOUBLE GLAZED WINDOW TO FRONT, RADIATOR,  
DOOR TO ENTRANCE HALL

### ENTRANCE HALL

RADIATOR, LOFT ACCESS, DOORS TO:

### BEDROOM THREE/DINING ROOM

13' 6" x 12' 10" (4.11m x 3.91m)  
DOUBLE GLAZED BAY WINDOW TO FRONT,  
RADIATOR, GAS FIRE AND SURROUND  
(DISCONNECTED)

### BEDROOM TWO

10' 4" x 9' 9" (3.15m x 2.97m)  
RADIATOR, DOUBLE GLAZED WINDOW TO FRONT,

### LOUNGE/DINING ROOM

16' 9" x 9' 9" (5.11m x 2.97m)  
RADIATOR, DOUBLE GLAZED DOUBLE DOORS TO  
REAR GARDEN

### KITCHEN/BREAKFAST ROOM

15' 9" x 8' 6" (4.80m x 2.59m)  
FITTED WITH A RANGE OF BASE AND WALL MOUNTED  
STORAGE UNITS, WALL MOUNTED BAXI BOILER, TWO  
DOUBLE GLAZED WINDOWS TO SIDE, DOUBLE  
GLAZED DOOR TO SIDE, INTEGRATED ELECTRIC OVEN  
AND HOB WITH EXTRACTOR OVER, STAINLESS STEEL  
SINK UNIT, RADIATOR, SPACE FOR FRIDGE/FREEZER.

### BATHROOM

OBSCURE DOUBLE GLAZED WINDOW TO SIDE, LOW  
LEVEL WC, WASH HAND BASIN, PANELLED BATH  
WITH SHOWER ATTACHMENT OVER, RADIATOR,  
EXTRACTOR FAN.

### BEDROOM ONE

14' 2" x 11' 8" (4.32m x 3.56m)  
DOUBLE GLAZED WINDOW TO REAR, RADIATOR,  
BUILT IN WARDROBE CUPBOARD.

### EXTERIOR

TO THE FRONT OF THE PROPERTY THERE IS A  
LAWNED AREA WITH A DRIVEWAY PROVIDING OFF  
ROAD PARKING. TWIN OPENING GATES PROVIDE  
SIDE ACCESS THAT LEADS TO THE REAR GARDEN  
THAT MEASURES APPROXIMATELY 25FT IN DEPTH,  
TIMBER SHED TO REMAIN, OUTSIDE TAP.

### SERVICES

ALL MAIN SERVICES ARE CONNECTED.

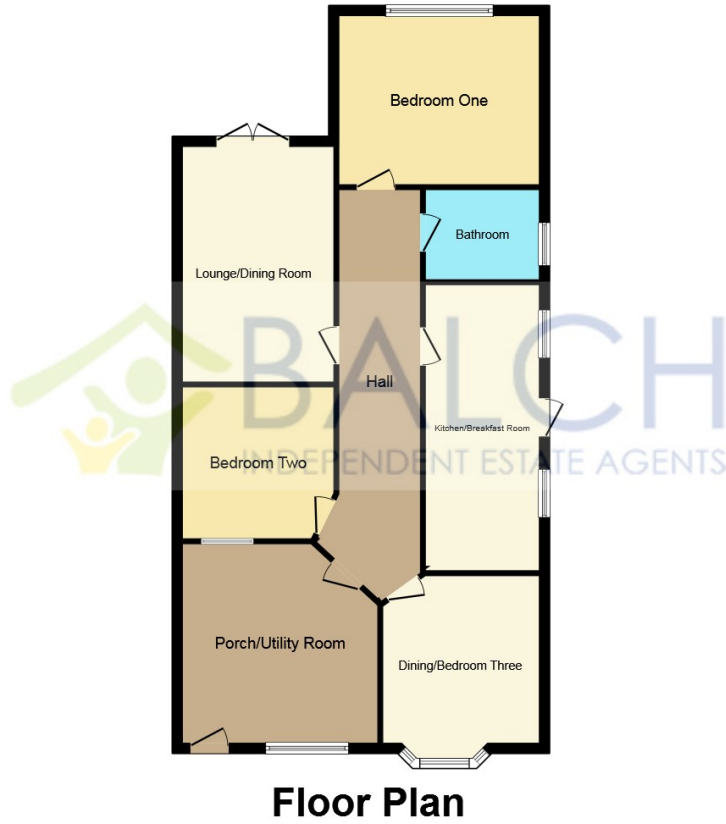
### VIEWING

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 & EPC



**Floor Plan**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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