

FOR SALE

Offers in Excess of £475,000 Freehold



88 Berwick Avenue, Chelmsford, Essex, CM1 4BD

- FOUR BEDROOM FAMILY HOME
- CLOAKROOM
- LOUNGE
- KITCHEN/DINER
- CONSERVATORY
- EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM
- FAMILY BATHROOM
- CARPORT AND GARAGE
- PLEASANT REAR GARDEN
- NO ONWARD CHAIN



PROPERTY DESCRIPTION

Being offered to the market with NO ONWARD CHAIN, is this modern and well presented four bedroom family home. The accommodation comprises of an entrance hall, cloakroom, lounge, kitchen/diner and conservatory to the ground floor with four bedrooms, family bathroom and an en-suite shower room to the principal bedroom. The property further benefits from gas central heating, double glazing, car port providing two parking spaces, single garage and a mature rear garden. (Council Tax Band - E)

The property is ideally located within walking distance for local shops including the Morrison's super market and well regarded schools, including top performing grammar schools KEGS and CCHS, Newlands Spring primary school, Broomfield Primary School, Chelmer Valley High School and St John Payne Catholic School. The property is located approximately 2 miles north of the centre of Chelmsford with a regular bus service to the City and railway station with trains to London providing direct access to Liverpool Street within approximately 35 minutes. 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 and leisure centre, County Cricket Ground and there are a large selection of restaurants and bars. The A12 and A414 are within close proximity and provide access to the M25 and M11.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into the entrance hall

ENTRANCE HALL

Double glazed window to side, door to cloakroom and lounge.

CLOAKROOM

Obscure double glazed window to side, low level wc, wash hand basin.

LOUNGE

15' 0" x 12' 0" (4.57m x 3.66m)

Double glazed window to front, understairs storage cupboard, double doors to inner lobby.

INNER LOBBY

Stairs rising to first floor and archway to kitchen/diner

KITCHEN/DINER

15' 11" x 12' 7" (4.85m x 3.84m)

Fitted with a range of base and wall mounted storage cupboards, space and plumbing for washing machine and dishwasher, stainless steel sink unit, integrated fridge/freezer, double glazed window and door to side, double glazed french doors to conservatory, cupboard housing the gas boiler.

CONSERVATORY

13' 5" x 12' 8" (4.09m x 3.86m)

Double glazed windows and doors to the rear garden.

FIRST FLOOR LANDING

Loft access, airing cupboard, doors to:

BEDROOM ONE

11' 10" x 9' 8" (3.61m x 2.95m)

Double glazed window to front, two double fitted wardrobes, door to en-suite.

EN-SUITE SHOWER ROOM

Independent shower cubicle, low level wc, wash hand basin, extractor fan, shaver point, obscure double glazed window to side.

BEDROOM TWO

10' 0" x 9' 8" (3.05m x 2.95m)

Double glazed window to front, double fitted wardrobe.

BEDROOM THREE

10' 4" x 8' 7" (3.15m x 2.62m)

Double glazed window to rear.

BEDROOM FOUR

9' 1" x 6' 4" (2.77m x 1.93m)

Double glazed window to rear, storage cupboard.

FAMILY BATHROOM

Bath with shower attachment over, low level wc, wash hand basin, extractor fan, spotlights.

EXTERIOR

The property offers a car port and single garage with up and over door (power and light connected). Side gate leads to the rear garden which commences with a patio area with the remainder being laid to lawn with a variety of trees and shrubs.

SERVICES

ALL MAIN SERVICES ARE CONNECTED.

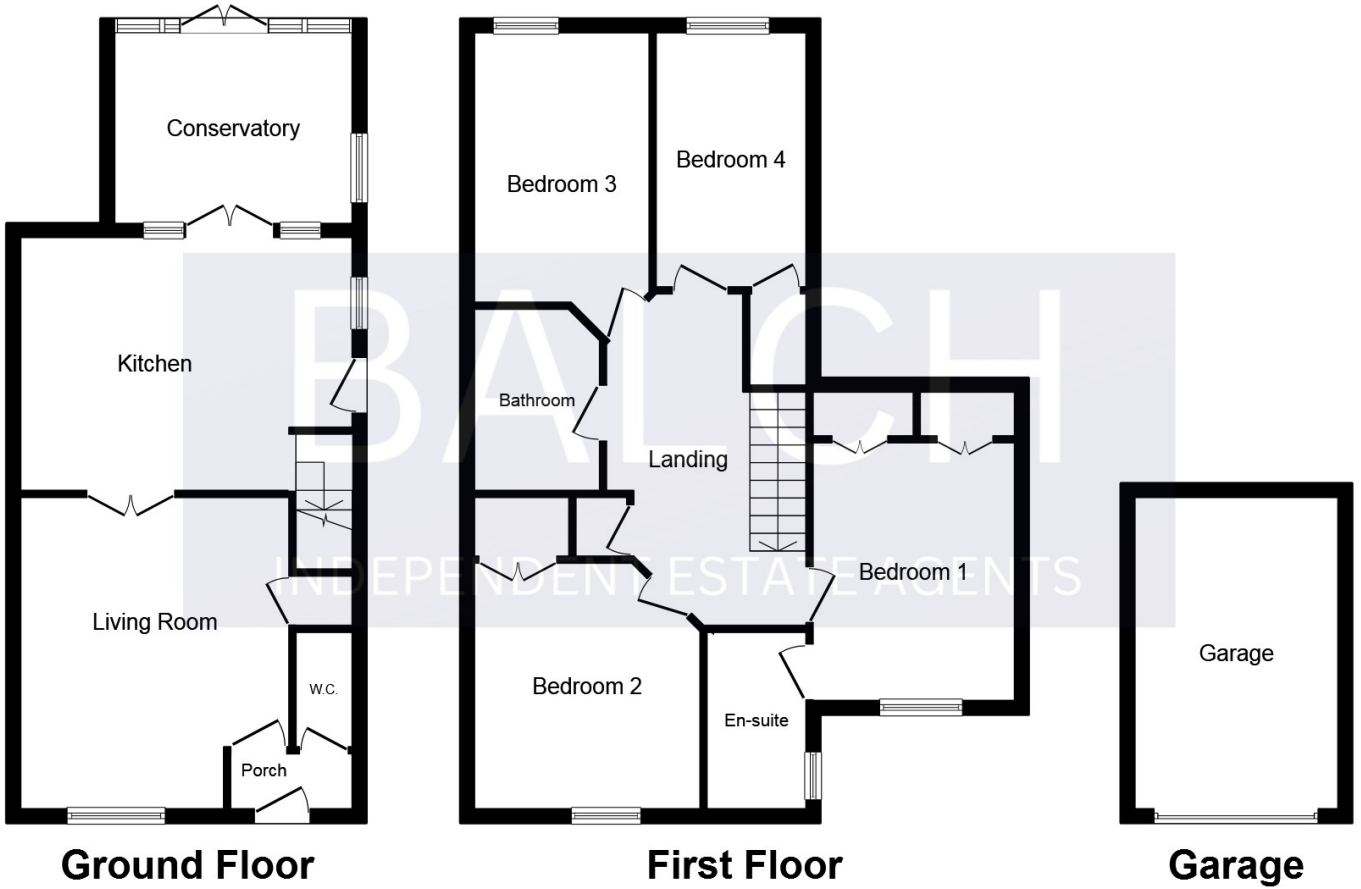
VIEWINGS

Strictly through the Vendor's agents, 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



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Chelmsford
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