



29 Sunrise Avenue, Chelmsford, Essex, CM1 4JN

- CORNER POSITION
- THREE BED END OF TERRACE
- IN NEED OF MODERNISATION
- CLOAKROOM
- LOUNGE & DINING AREA
- KITCHEN
- FIRST FLOOR SHOWER ROOM
- DRIVEWAY AND GARAGE
- NO ONWARD CHAIN
- VIEWING ADVISED



PROPERTY DESCRIPTION

Being in need of some general updating and modernisation and occupying a corner plot, is this three bedroom family home. The accommodation comprises of an entrance lobby, cloakroom, lounge, dining area and kitchen to the ground floor with three bedrooms and a shower room to the first floor. The property further benefits from gas central heating, double glazing, a driveway providing off road parking, single garage and mature front, side and rear gardens. NO ONWARD CHAIN (Council Tax - Band - C).

Sunrise Avenue is located close to sought after schools, local shops and offers convenient access into Chelmsford city centre which can be found approximately 1.5 miles distance and offers comprehensive shopping facilities, entertainments and of course the train station with services to London Liverpool Street.



ROOM DESCRIPTIONS

Property Information

(WITH APPROXIMATE ROOM SIZES)

Double glazed door into entrance lobby.

Entrance Lobby

Door to cloakroom and lounge

Cloakroom

Low level wc, vanity wash hand basin, obscure double glazed window to front.

Lounge

15' 2" x 14' 8" (4.62m x 4.47m)

Double glazed window to front, stairs rising to first floor, understairs storage area, gas feature fireplace with brick surround, access to dining area.

Dining Area

11' 5" x 7' 11" (3.48m x 2.41m)

Double glazed patio doors to rear garden and door to kitchen.

Kitchen

9' 4" x 7' 6" (2.84m x 2.29m)

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

Landing

Loft access with pull down ladder, doors to:

Bedroom One

14' 4" x 9' 0" (4.37m x 2.74m)

Double glazed window to front, storage cupboard.

Bedroom Two

9' 9" x 9' 0" (2.97m x 2.74m)

Double glazed window to rear, storage cupboard.

Bedroom Three

8' 5" x 6' 6" (2.57m x 1.98m)

Double glazed window to front, overstairs storage cupboard.

Family Shower Room

Obscure double glazed window to rear, low level wc, vanity wash hand basin, independent walk in shower cubicle.

Exterior

As previously mentioned, the property occupies a corner plot and offers mature front and side gardens, driveway providing off road parking and leads to the single garage with electric roller shutter door. The rear garden commences with a patio area with the remainder being laid to lawn with a variety of flower, tree and shrub borders and rear gate access.

Services

All main services are connected

Viewings

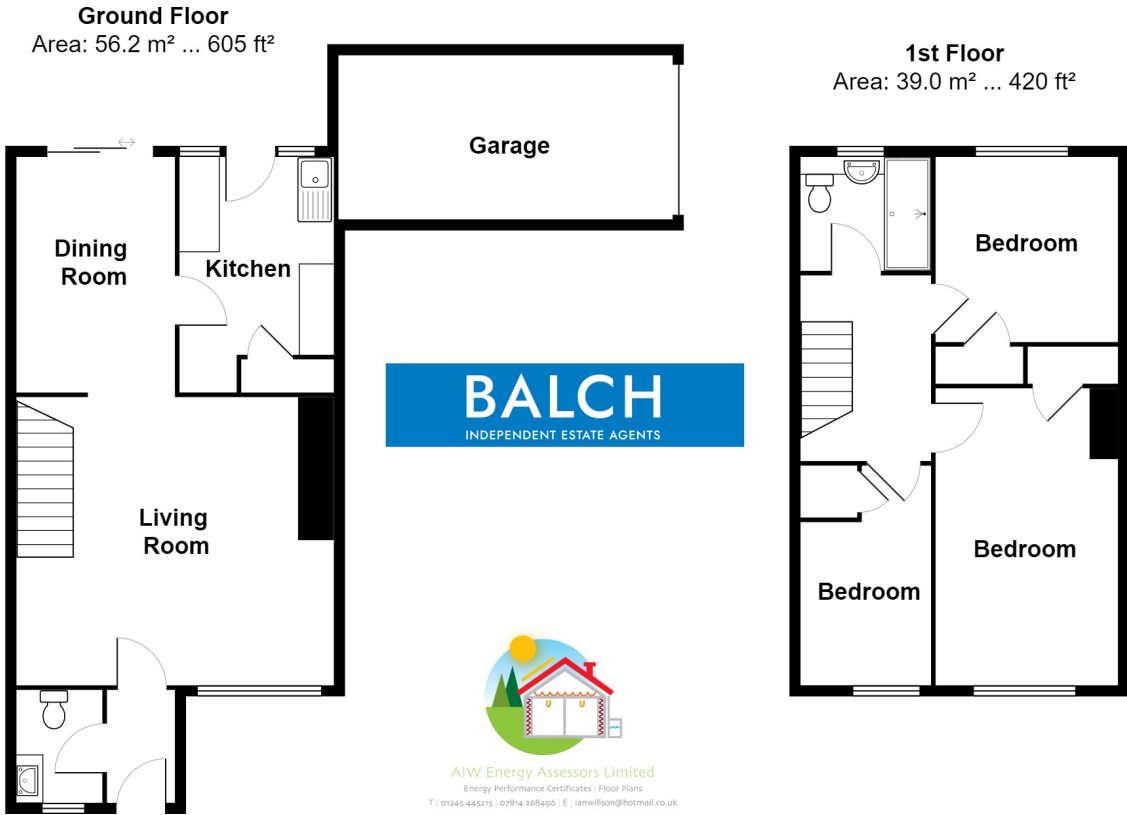
BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied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

Referrals

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



FLOORPLAN & EPC



Total Area: 95.2 m² ... 1025 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		84
(69-80)	C		
(55-68)	D	66	
(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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