



## 40 Lynmouth Avenue, Chelmsford, Essex. CM2 0TR

- THREE BEDROOM EXTENDED SEMI DETACHED
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- APPROX 80FT REAR GARDEN
- CLOSE TO CITY AND STATION
- VIEWING ESSENTIAL





## PROPERTY DESCRIPTION

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**\*\* AVAILABLE MID OCTOBER 2022\*\***

Situated in Old Moulsham is this **THREE BEDROOM EXTENDED SEMI-DETACHED HOUSE** with sitting room, lounge and dining area, fitted kitchen and cloakroom to the ground floor and family bathroom and three bedrooms to the first floor. The property further benefits from **OFF-ROAD PARKING TO THE FRONT** for one vehicle, double glazing, gas central heating and a rear garden measuring approximately 80ft in depth.

Located approximately half a mile from Chelmsford City Centre which offers excellent shopping facilities, entertainments and railway services to London - Liverpool Street.



## ROOM DESCRIPTIONS

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### ACCOMMODATION

#### GROUND FLOOR

(WITH APPROXIMATE ROOM SIZES) Entrance door leading to:

#### Entrance Hall

With radiator and stairs rising to the first floor and doors through to Sitting Room, Cloakroom, Lounge and Utility Area.

#### Sitting Room

11' 5" x 11' 4" (3.48m x 3.45m) plus bay, double glazed window to front, radiator and log burner.

#### Cloakroom

Wash hand basin, low level w.c., heated towel rail, obscure double glazed window to front.

#### Lounge

12' 10" x 10' 2" (3.91m x 3.10m) Coved ceiling, radiator, access through to:

#### Dining Area

13' 3" x 11' 5" (4.04m x 3.48m) Double glazed door to rear garden, radiator, coved ceiling, door through to:

#### Utility Area

10' 3" x 9' 8" (3.12m x 2.95m) Double glazed window to side, cupboard housing gas boiler, archway to:

#### Kitchen

11' 6" x 5' 11" (3.51m x 1.80m) Radiator, fitted with a range of base and eye level cupboards, fridge/freezer, integrated electric oven and gas hob with extractor over, washing machine, stainless steel sink unit, double glazed window and door to rear garden.

### FIRST FLOOR

#### Landing

Double glazed window to side, loft access and doors through to Bedroom Three.

#### Bedroom Three

10' x 9' 7" (3.05m x 2.92m) Double glazed window to rear, radiator and coved ceiling.

#### Bedroom One

12' 10" maximum x 11' 2" (3.91m x 3.40m) Double glazed window to rear, radiator, coved ceiling and fitted wardrobes.

#### Bedroom Two

11' 4" x 11' 2" (3.45m x 3.40m) Double glazed window to front, radiator and coved ceiling.

#### Bathroom

White suite comprising low level w.c., wash hand basin and panelled bath with shower over, fully tiled surround, obscure double glazed window to front, heated towel rail.

### OUTSIDE

As previously mentioned, there is a PARKING SPACE FOR ONE VEHICLE but also permit parking available. Side access leads to the rear garden which has a patio area, remainder laid to lawn with flower and shrub borders and measures approximately 80ft in depth. Outside tap. Greenhouse and wooden shed to remain.

### SERVICES

All main services are connected.

### VIEWING

By prior appointment with BALCH ESTATE AGENTS or BALCH LETTINGS.

NB: Please note that we are required by HMRC to request ID from all Landlords and Tenants.

Folio No. 18 - 588





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