



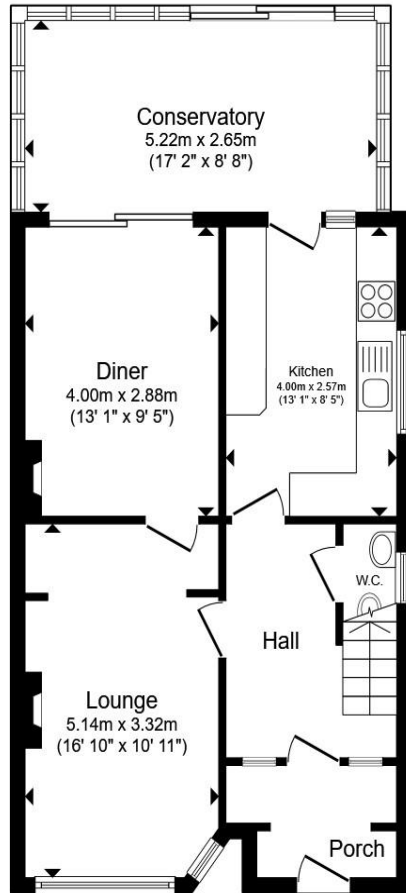
Third Avenue, Chelmsford CM1 4EX

welcome to

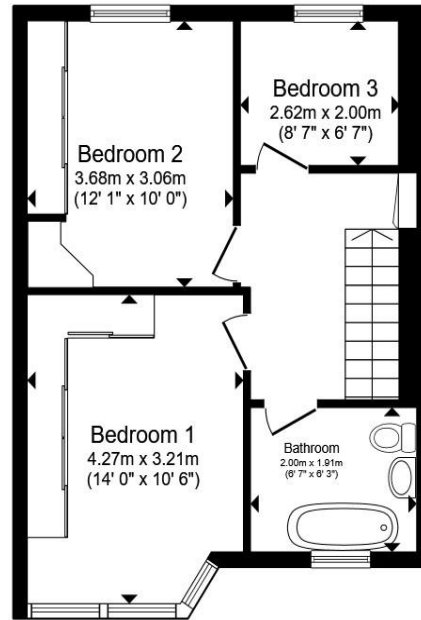
Third Avenue, Chelmsford

Situated within one of the area's most sought-after roads, this well-proportioned three-bedroom semi-detached home on Third Avenue offers excellent space and potential for family living.





Ground Floor



First Floor

Total floor area 106.5 m² (1,146 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Ground Floor

Porch

Entrance Hall

Cloakroom

Lounge

16' 10" x 10' 11" (5.13m x 3.33m)

Dining Room

13' 1" x 9' 5" (3.99m x 2.87m)

Kitchen

13' 1" x 8' 5" (3.99m x 2.57m)

Conservatory / Utility

17' 2" x 8' 8" (5.23m x 2.64m)

First Floor

Bedroom One

14' x 10' 6" (4.27m x 3.20m)

Bedroom Two

12' 1" x 10' (3.68m x 3.05m)

Bedroom Three

8' 7" x 6' 7" (2.62m x 2.01m)

Bathroom

8' 7" x 6' 3" (2.62m x 1.91m)

Loft Room / Storage

Exterior

Driveway

Rear Garden

Garage

Agent's Note:

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

welcome to

Third Avenue, Chelmsford

- Popular location
- No chain
- Garage & parking
- Convenient for local amenities and transport links
- Downstairs WC

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of

£575,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CHE116451



Property Ref:
CHE116451 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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