Adrians

Sales & Lettings Agents

For Sale







Fifth Avenue, Chelmsford, CM1 4HB

Impressive rarely available 1930's built DETACHED HOUSE located in the highly sought after "Avenues" on the Northern fringe of the City Centre within walking distance of the WELL RESPECTED King Edward Grammar and County High Schools. It stands on a good size plot with an "In and Out" driveway to the front with garage and off road parking for a number of vehicles and an EXCELLENT SIZE REAR GARDEN about 125' in depth within which is a SUPERB timber built LARGE OUTBUILDING having a number of different uses. The property also offers EXCELLENT POTENTIAL to further improve and EXTEND, subject to any necessary consents. A character house within easy reach of the City centre and station and hence HIGHLY RECOMMENDED!

4 Bedroom(s)

2 Reception(s)

2 Bathroom(s)


Adrians
Care, Trust & Experience


Adrians
Care, Trust & Experience


Adrians
Care, Trust & Experience


Adrians


Adrians
Care, Trust & Experience


Adrians
Care, Trust & Experience


Adrians
Care, Trust & Experience



Front entrance door and side lights leading to

ENTRANCE HALL
An impressive entrance hall with original herringbone flooring, encased radiator, dado and picture rails, stairs to first floor with cupboard under, built in storage cupboard, coved ceiling, door to inner lobby, further door to

LOUNGE 5.17m (17') x 4.36m (14'4) INTO BAY
An excellent size triple aspect reception room with radiator, fire surround and hearth with fitted gas coal effect fire (un-used), dado and picture rails, double glazed bay window to front, further window to side, two stained glass windows to other side, coved ceiling. We understand there is herringbone flooring underneath the carpet.

SECOND RECEPTION ROOM 3.64m (11'11) x 3.5m (11'6)
Another good size reception room which is currently used as a further sitting room, but could be used as a dining room if preferred. Herringbone flooring, feature fire surround and hearth with gas coal effect fire (un-used), upright radiator, dado and picture rails, coved ceiling, doorway to kitchen, open to

CONSERVATORY 2.49m (8'2) x 2.23m (7'4)
Herringbone flooring, double glazed windows and double doors giving access to the garden at the rear. Note; we understand from the seller that over the 27 years that she has lived at the property, cracks have opened and closed where the conservatory is attached to the rear of the house. The seller understands that there are no footings and that it was built on a raft and was checked some 10 years ago and was told that it is due to the way it was built and seasonal movement. This being said, an incoming buyer may well look to extend the property anyway and potentially remove the conservatory, thus alleviating the issue.

KITCHEN 3.48m (11'5) x 3.45m (11'4) APPROXIMATE MEASUREMENT
Slightly irregular in shape and has a good range of units with granite working surfaces, twin bowl enamel sink unit with mixer tap, cupboards and drawer unit, built in gas hob with cooker hood above, eye level ovens, space for fridge freezer, integrated dishwasher, tiled flooring, column radiator, eye level cupboards with under lighting, wall mounted cupboard housing the Worcester gas fired boiler, inset pelmet lighting, double glazed window to rear, returning door to the hallway.

INNER LOBBY
Radiator, useful recess ideal for housing washing machine and further storage, door to side, door to

GROUND FLOOR CLOAKROOM
W.c, wash hand basin with mixer tap, extractor fan.

FIRST FLOOR LANDING
Radiator, dado and picture rails, double glazed window to side, coved ceiling, door giving access to steep stairs leading to the loft space which is of a good size, has a window and has the potential for conversion subject to the necessary consents etc. From the landing, the doors lead to

BEDROOM ONE 4.42m (14'6) x 3.43m (11'3) INTO BAY
Wooden flooring, column radiator, double glazed bay window to front, picture rail, coved ceiling, door to

EN-SUITE SHOWER ROOM
W.c with concealed cistern, vanity wash hand basin with mixer tap, shower cubicle with fitted Aqualisa shower unit, tiled flooring with under floor heating, towel warmer, inset spot lights, extractor fan.

BEDROOM TWO 3.65m (12') x 3.48m (11'5)
Laminate flooring, radiator, double glazed window to rear with good view over the garden, built in cupboard, picture rail, coved ceiling.

BEDROOM THREE 3.47m (11'5) x 3.02m (9'11)
Laminate flooring, radiator, built in wardrobe cupboard, double glazed window to rear with view over the garden, coved ceiling.

BEDROOM FOUR 1.98m (6'6) x 1.67m (5'6)
Currently used more as a dressing room but could make an ideal study, nursery or small bedroom. Radiator, double glazed window to side, picture rail, coved ceiling.

BATHROOM
Bath with fitted Aqualisa shower unit, w.c, vanity wash hand basin, column radiator, part wall panelling, built in cupboard, picture rail, double glazed window to front, extractor fan.

GARAGE 4.96m (16'3) x 2.26m (7'5)
Up and over door to front, light and power connected, useful eaves storage space, double doors at the rear giving access into the garden.

SUMMER HOUSE / OUTBUILDING
Towards the rear of the garden is a superb timber built outbuilding which has a number of different uses depending upon requirements. It is divided into two areas with the first area being accessed via double doors at the front and measure approximately 4.66m (15'3") x 2.34m (7'8") and this has been used more like an office / study area. There are then further double doors giving access into the main area which measures 5.82m (19'1") x 4.65m (15'3") which has previously been used as a play room / children's den but again has different uses. From the rear part there is also a door at the side giving access to the rear patio area.

GARDENS
As previously mentioned the property stands on an excellent size plot. To the front, there is an 'in and out' gravelled driveway providing access to the garage and also a large amount of off road parking. There is a side access gate which leads into the rear garden which is undoubtedly a feature of the property being approximately 125ft in total depth from the rear of the house. It commences with a large paved patio area which is ideal for entertaining, large expanse of lawn, numerous trees and shrubs and plants etc giving an excellent degree of privacy. There is a pathway leading to the Summer House/Outbuilding, and to the side of which there is a further paved patio area.



Adrians
Care, Trust & Experience

Approximate total area(1)
47 ft²
4.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC RATING: D
COUNCIL TAX BAND: F
Freehold

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only. ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP
01245 265303 | info@adrians-property.co.uk | www.adrians-property.co.uk