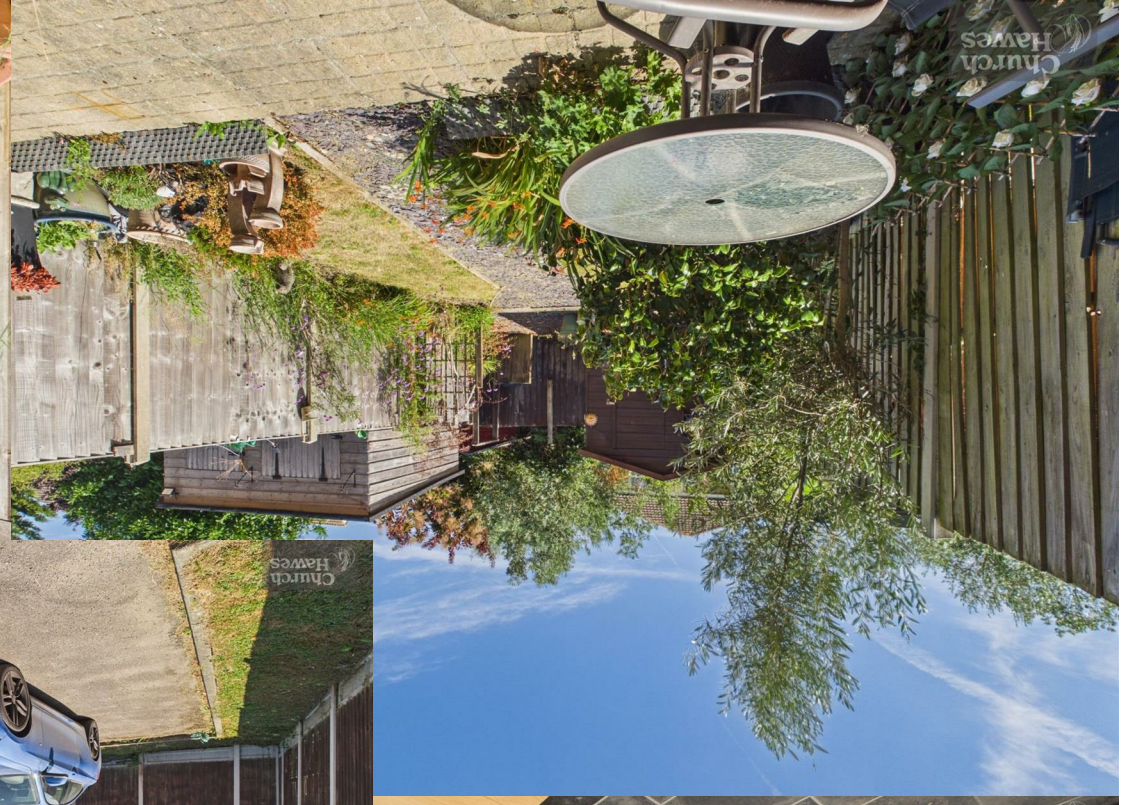
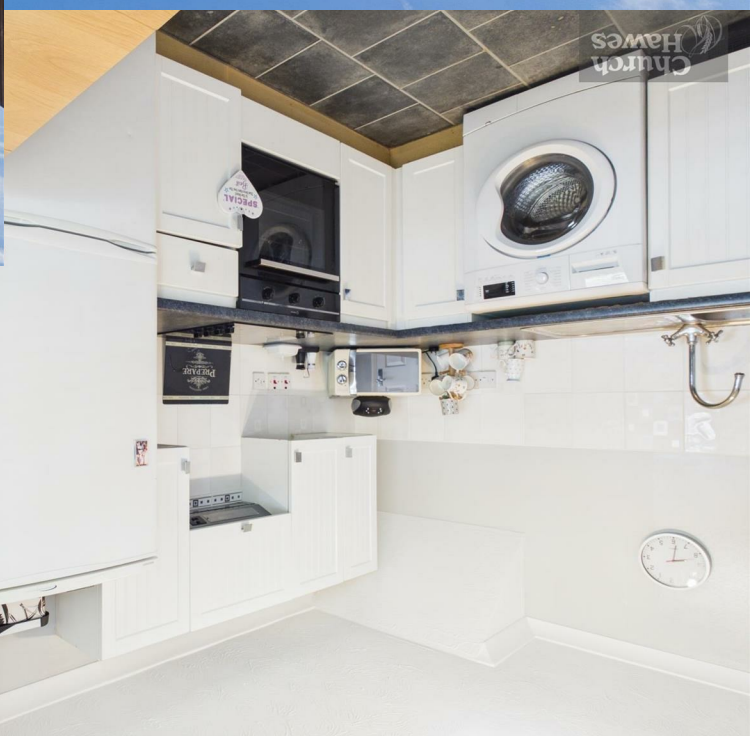
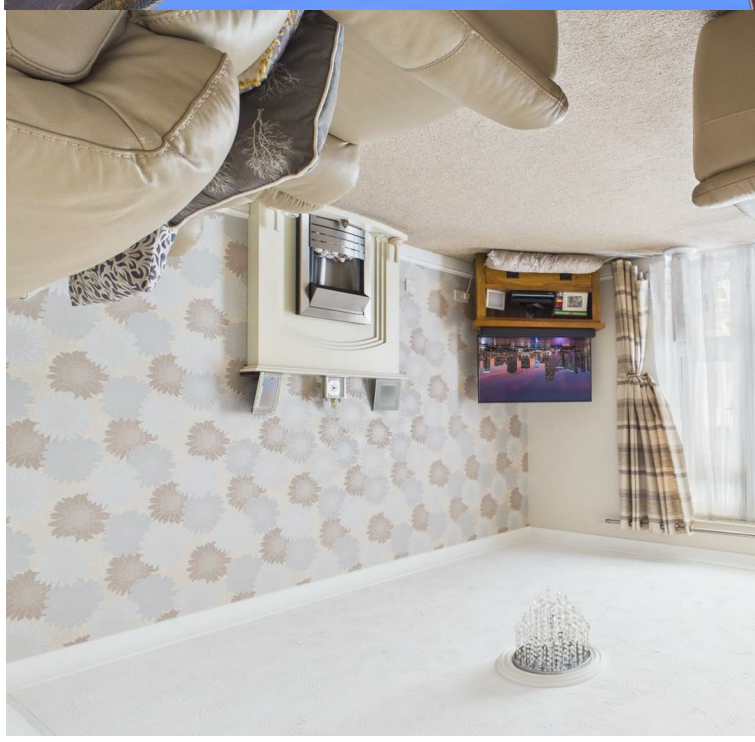












17 Teal Avenue, Chelmsford , CM3 6TU

Guide price £260,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com
4/6 High Street, Maldon, Essex, CM9 5PJ
Tel: 01621 855195
maldon@churchandhawes.com

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Est.1977
Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £260,000 - £270,000.

Welcome to this charming two bedroom house, ideally situated in the pleasant village of Mayland, a waterside village in Essex. This property is offered to the market with the significant advantage of No Onward Chain, ensuring a smoother and more efficient sales process for prospective buyers.

The Ground Floor is accessed from the Entrance Hall which provides access to the Living Room which overloks the Garden. The property also benefits from a well appointed Kitchen/Breakfast Room, perfect for everyday dining and entertaining. Upstairs, you will find Two Bedrooms, offering comfortable accommodation, alongside a Bathroom.

Externally, the property boasts a private Rear Garden, providing an ideal outdoor space for leisure and enjoyment. Further benefits include Allocated Parking, adding to the convenience of this desirable home. Mayland itself is renowned for its waterside appeal, offering a unique lifestyle with access to local amenities and a strong community feel. With an EPC rating of C and Council Tax Band C, this property represents a fantastic opportunity for a variety of buyers. Viewing is essential to fully appreciate the lifestyle on offer and the convenience of this home. EPC: C, Council Tax: C.

Bedroom 11'7 x 11'3 (3.53m x 3.43m)
Double glazed window to rear, wall mounted electric heater, fitted wardrobe, access to cupboard housing immersion heater, coved to ceiling.

Bedroom 11'7 x 6'11 (3.53m x 2.11m)
Double glazed window to front, electric heater, coved to ceiling.

Bathroom 7'0 x 5'6 (2.13m x 1.68m)
Obscure double glazed window to side, w.c., wash hand basin set into vanity unit, panelled bath with shower above, part tiled walls and tiled floor.

Landing
Coved to ceiling, access to loft, stairs down to:

Entrance Hall
Part glazed entrance door to front, double glazed window to side, electric heater, tiled floor, door to:

Kitchen/Breakfast Room 11'3 x 7'8 (3.43m x 2.34m)
Double glazed windows to front, range of matching units, with stainless steel sink/drainer unit set into work surface, space and plumbing for washing machine. low level oven, four ring electric hob and extractor, space for fridage/freezer, part tiled to walls.

Living Room 13'3 x 11'7 (4.04m x 3.53m)
Double glazed double doors to Rear Garden, feature fireplace with electric fire, coved to ceiling.

Rear Garden
Commences with seating area with awning above, plumb slate path extending to rear, lawned area, planting borders, fenced to bounadires, timber shed. gate to pathway to:

Parking Area
Allocated parking for two cars.

Frontage
Pathway leading to entrance door, lawned area, greensward area to front.

Agents Note, Money Laundering & Referrals
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

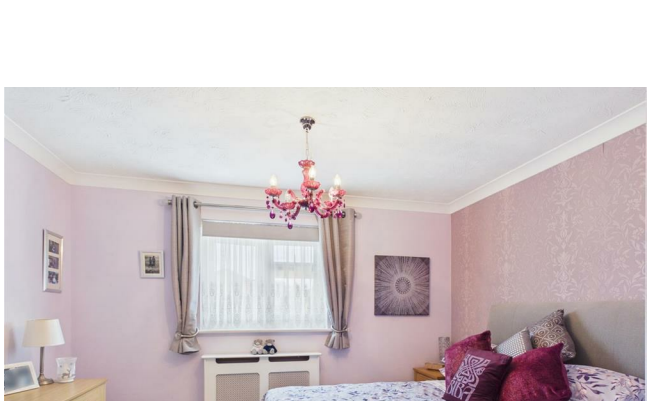
MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.
A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.









Approximate total area(1)
581 ft²
54.1 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.

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