



Chelmsford Avenue, Aston, S26

Offers Around £220,000

- GREAT THREE BEDROOM SEMI DETACHED PROPERTY
- OCCASIONAL BEDROOM FOUR LOFT CONVERSION
- SEALED PAVED DRIVE AND FRONT GARDEN PROVIDING OFF ROAD PARKING
- RESIDENTIAL VILLAGE LOCATION
- DOUBLE GLAZED AND GAS CENTRAL HEATED
- GOOD SIZED REAR GARDEN
- THROUGH LOUNGE WITH FEATURE FIREPLACE
- EXTENDED FREESTANDING GARAGE
- COUNCIL TAX BAND B - £1614.16 - FREEHOLD

Chelmsford Avenue, Aston, S26

**** GREAT THREE BEDROOM SEMI DETACHED FAMILY HOME WITH OCCASIONAL FOURTH BEDROOM ** FREESTANDING GARAGE AND GATED PAVED DRIVE **** Located in the residential village of Aston close to excellent road and motorway connections. The property benefits from a large occasional fourth bedroom/ office in the loft conversion, with pull down ladder. The garage has an extension to its rear to offer ample storage or DIY workroom space if needed. The garden offers a spacious paved seating area and lawn, also having a brick built outhouse. The property briefly comprises of; Entrance hallway; Through lounge dining room; Kitchen; Three first floor bedrooms; Family bathroom; Loft conversion occasional bedroom four; Garage and drive; Good sized rear garden;



Council Tax Band: B



ENTRANCE HALLWAY

From the front elevation an arched open porch provides access to the entrance door. Opening to the hallway with; uPVC door with obscure double glazed side and over door panels, providing good light to the area; Tiled effect vinyl flooring; Central heating radiator; Ceiling light point; Stairs to first floor; Doors to the lounge dining room, kitchen and under stairs storage cupboard;

LOUNGE

The through lounge and dining room are separated by an arch. The lounge area having; uPVC double glazed bay window to the front elevation; Feature decorative fireplace; Three wall light points; Carpet flooring; Central heating radiator; Open arch to dining room;

DINING ROOM

Having; uPVC double glazed patio doors to the rear garden; Carpet flooring; Ceiling light point; Central heating radiator;

KITCHEN

Comprising of; A good range of Oak wall, base and drawer units; Complimentary worktops; Mosaic tiled splash backs; One and a half sink and drainer with mixer tap; Integrated grill, oven and four ring gas hob, with extractor hood above; Space and plumbing for washing machine and dishwasher; Space for upright fridge freezer; Wall mounted boiler set into a wall unit; uPVC double glazed window to the rear garden elevation; Laminate tiled flooring; uPVC side entrance door;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

Consisting of; uPVC double glazed bay window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator; Fitted wardrobe storage;

BEDROOM TWO

Double bedroom two has; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling point; Central heating radiator;

BEDROOM THREE

With; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

Comprising of; Shaped bath with electric wall mounted shower and folding screen door; Pedestal wash basin; WC; Obscure double glazed window to the rear elevation; Central heating radiator; Tiled flooring; Recessed ceiling spotlights; Part tiled walls;

LANDING AND STAIRS

With; Loft hatch access; uPVC double glazed window to the side elevation; Carpet flooring; Ceiling light point; Doors to the three bedrooms and the family bathroom;

LOFT CONVERSION OCCASIONAL BEDROOM FOUR

Accessed from the landing area via a wooden pull down ladder and having; Two Velux windows to the side and rear elevations, with fitted blinds; Eave storage to two sides; Ceiling light points; Power sockets;

OUTHOUSE

Attached to the rear of the property the brick built outhouse provides further garden storage;

GARAGE

The freestanding garage has a rear extension, creating ample storage space. Also having; Power; Lighting;

GATED DRIVE

This substantial drive offers off road parking for multiple vehicles, and has gated access;

REAR GARDEN

This good sized garden has; Paved entertaining area; Lawn; Water supply and outdoor lighting; Fence and wall borders; Brick built outhouse;

DISCLAIMER

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

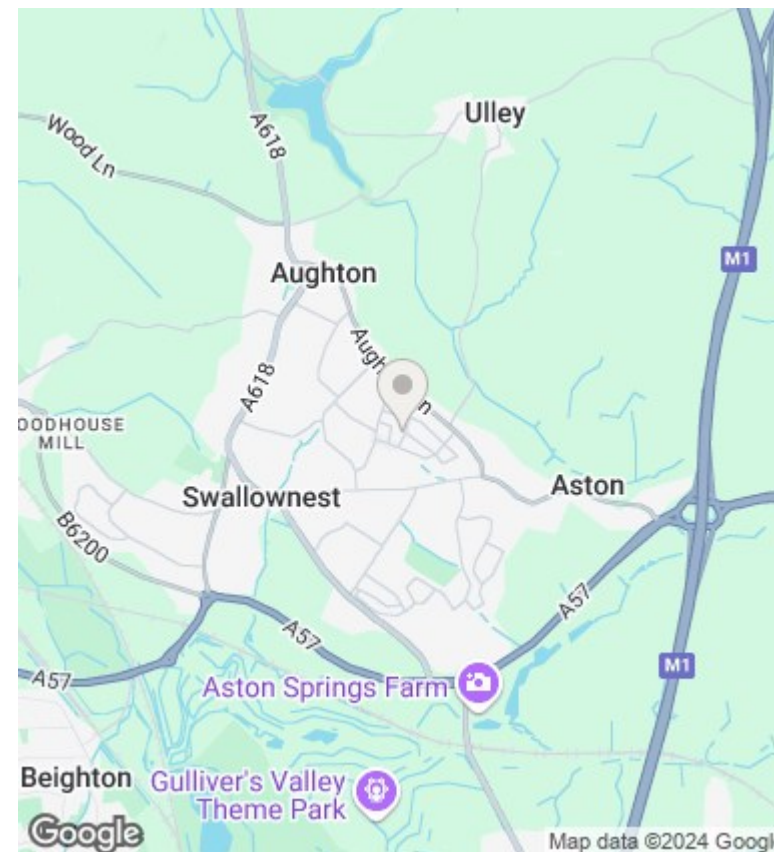
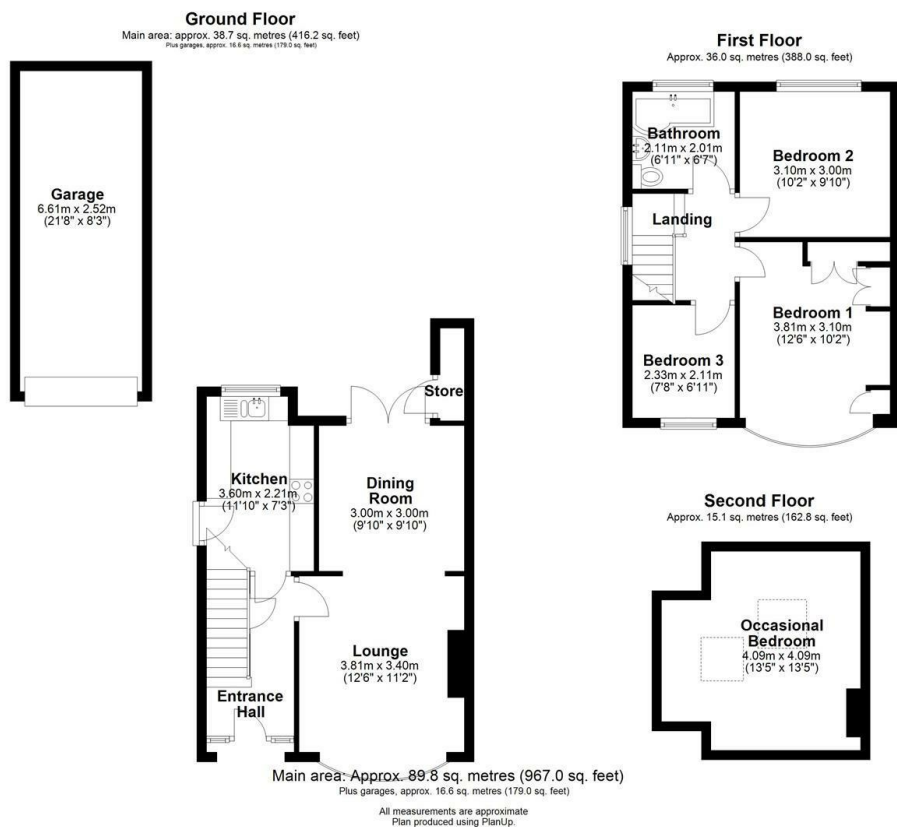
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	