



17 Teal Avenue, Mayland, Chelmsford, CM3 6TU

Asking price £300,000

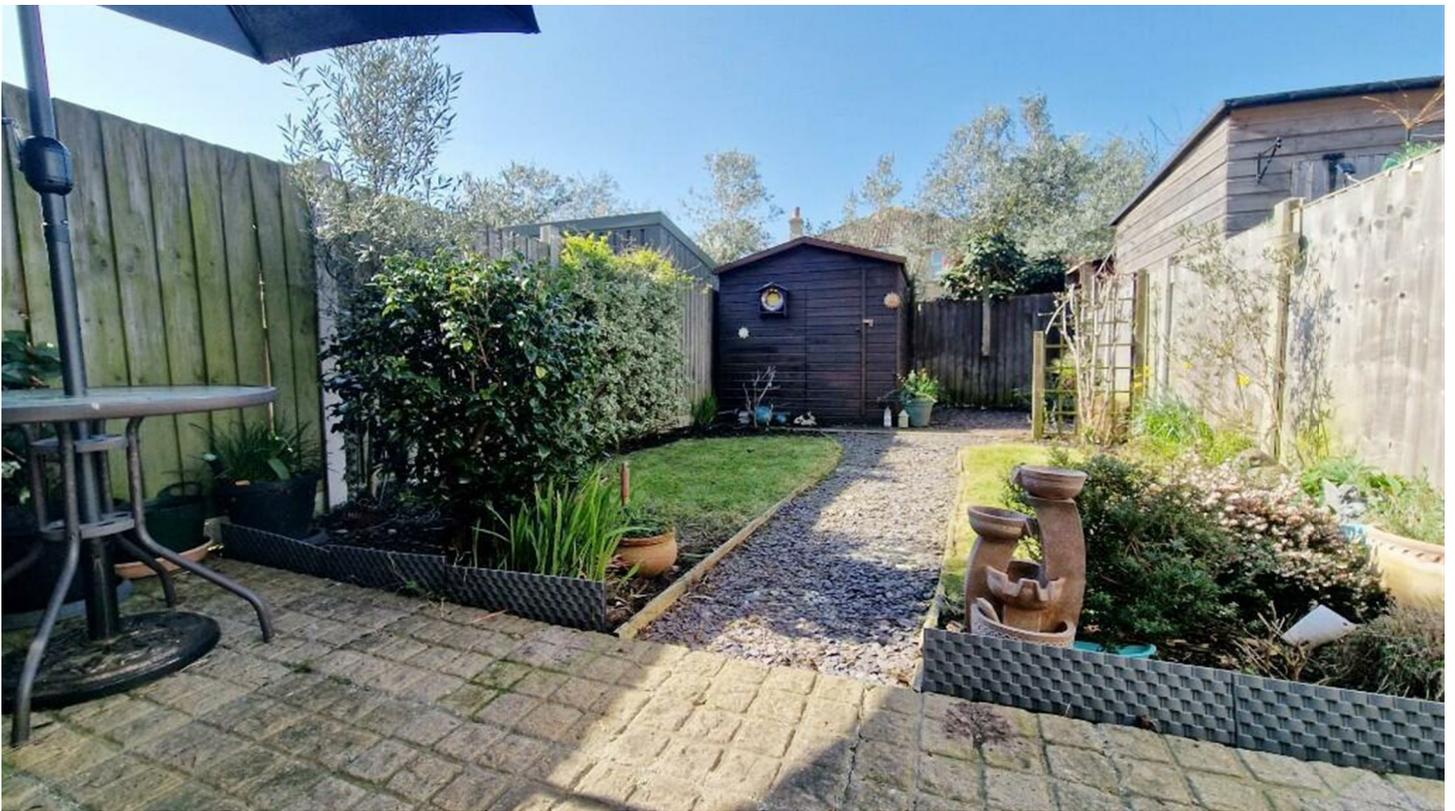
- NO ONWARD CHAIN
- South west facing garden
- Modern bathroom
- Modern fitted kitchen diner
- Two double bedrooms
- Two allocated parking spaces

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Offered with NO ONWARD CHAIN, and BEAUTIFULLY PRESENTED, this property is perfect for FIRST TIME BUYERS and INVESTORS. Nestled around a small green, the property boasts TWO DOUBLE BEDROOMS, modern FITTED KITCHEN DINER, and a spacious living room which opens to a PRIVATE SOUTH WEST FACING GARDEN with gated access to TWO ALLOCATED PARKING SPACES. With the property just a short distance from local shops, doctors surgery, and riverside, and a short drive to Maldon with its extensive high street, and both Southminster and Burnham-on-Crouch with their RAILWAY LINKS TO LONDON LIVERPOOL STREET, this house has a PERFECT LOCATION.



Council Tax Band:



Entrance hall

Double glazed door to front, double glazed window to side, doors leading to living room and kitchen. Stairs to first floor.

Kitchen/diner

11'6 max x 7'8

Double glazed bay window to front, range of wall and base units with integral electric oven and hob. Plumbing and space for washing machine and fridge freezer.

Lounge

13'3 x 11'7

Double glazed double doors to south west facing rear garden, feature fireplace with electric fan heater.

First floor

Split staircase leading to first floor, with doors leading to bedrooms and bathroom.

Bedroom one

11'7 x 11'5

Double glazed window to rear, wall mounted panel heater.

Bedroom two

11'7 x 7'0

Double glazed window to front, wall mounted panel heater.

Bathroom

Obscure double glazed window to side, panel bath with wall mounted shower over bath, wc with push button flush, wash basin over vanity unit.

Rear garden

36'

Commencing with a patio area, and a path leading to gated rear access to parking area. Mature lawned areas extend to the fenced boundaries.

Allocated parking

The property has two allocated parking spaces.



Directions

Viewings

Viewings by arrangement only. Call 01621 738738 to make an appointment.

EPC Rating:

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