



**Offers in excess of £375,000**

**Freehold | 3 Bed | 1 Bath | House | Semi Detached | Council Tax Band C | EPC D | Ref NBC260673**



# Thames Avenue Chelmsford CM1 2LN

A well-proportioned three bedroom home with excellent potential for modernisation, ideal for buyers looking to create a space to suit their taste. Generous accommodation offers a flexible layout, while the large rear garden provides great outdoor space and scope to extend (STPP).

- Three bedroom semi-detached house
- Requires some modernisation
- Two reception rooms
- Kitchen with a separate utility room
- Exceptionally large rear garden
- Off-street parking
- Potential to extend (STPP)
- Suitable for families, first-time buyers, or investors



Scan the QR code for full details and key information on this property.







## Beresfords - Chelmsford Sales

Beresfords Residential  
10 Duke Street  
Chelmsford  
Essex  
CM1 1HL

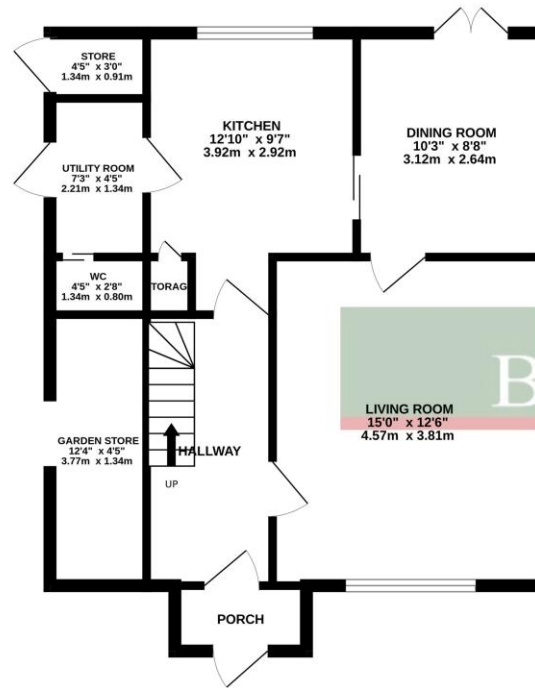
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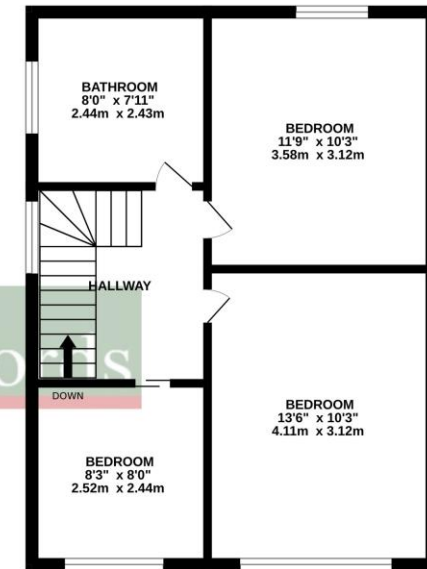
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    | 75 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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