



## 49 Duffield Road

Great Baddow, Chelmsford, CM2 9RS

£1,650 PCM



## ENTRANCE HALL

Obscure uPVC double glazed door to front giving access, obscure uPVC double glazed window to front, radiator, cupboard housing fuse box and gas meter, 2 further storage cupboards, tiled floor, stairs leading to first floor, textured ceiling and coved cornice, doors to:

## LOUNGE/DINER 23'6" x 11'4" > 8'6" (7.16 x 3.45 > 2.59)

Double glazed window to front, two radiators, four wall lights, TV point, textured ceiling with coved cornice, double glazed sliding patio doors giving access to:

## KITCHEN 19'4" x 6'10" (5.89 x 2.08)

Double glazed window to side, double glazed door to rear giving access to garden, radiator, fitted with a range of Hi-gloss wall and base units finished with roll edge worktops, LED worktop lighting, inset induction hob with cooker hood over, inset one and a half bowl sink and drainer with mixer taps, integrated appliances include eye level electric double oven, fridge/freezer and dishwasher. Free standing washing machine and tumble dryer, part tiled walls, breakfast bar, tiled floor.

## LANDING

Stairs from entrance hall, storage cupboard housing central heating and hot water boiler, textured ceiling doors to:

## BEDROOM 1 12'2" x 10'6" (3.71 x 3.20)

Double glazed door to front, radiator, TV point, built in double wardrobe, textured ceiling with coved cornice

## BEDROOM 2 10'6" x 9'2" (3.20 x 2.79)

Double glazed window to rear, radiator, built in wardrobe textured ceiling

## BEDROOM 3 6'11" x 6'10" (Plus recess 2'4" x 2'1" (2.11 x 2.08 (Plus recess 0.71 x 0.64)

Double glazed window to front, radiator, wardrobe fitted over stairwell bulkhead, laminate flooring, textured ceiling.

## BATHROOM

Obscure double glazed window to rear, heated towel rail, walk in shower, pedestal wash hand basin, WC tiled walls and flooring.

## CONSERVATORY 9'11" x 9'3" (3.02 x 2.82)

Double glazed french doors to garden, double glazed windows to rear, two wall light points, vinyl flooring.

## EXTERNAL

Front garden is laid to lawn with footpath leading to entrance door. Rear garden has a wood decking area from the conservatory, lawn area and paved patio to the rear of the garden. There is a brick built shed, outside lighting and gate giving access to the back of the house

## INFORMATION

Holding fee: £380.00

Deposit: £1903.00

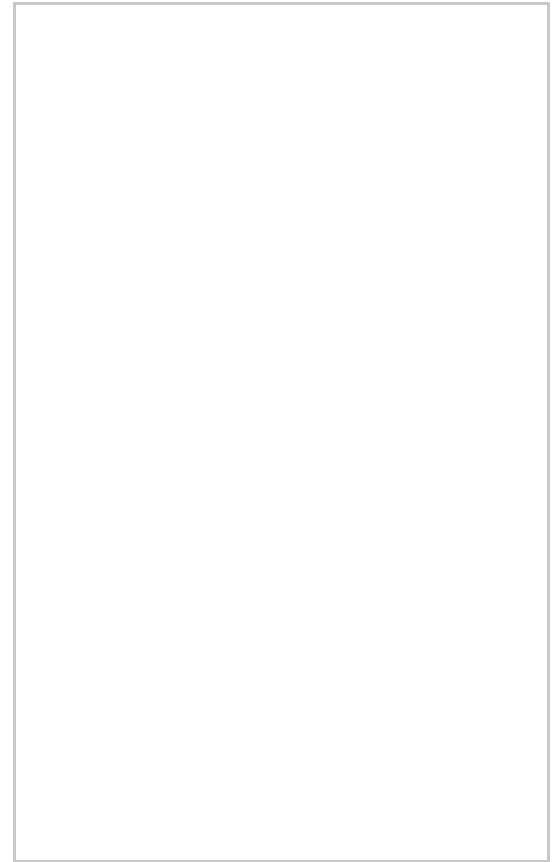
Available: Jan 25

Applicants must be able to show an annual income of £50,000 or more,

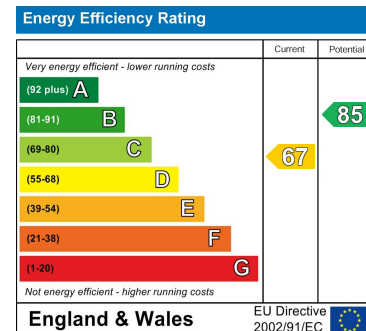
## Area Map



## Floor Plans



## Energy Efficiency Graph



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