



2 Bell Street Great Baddow, Chelmsford CM2 7JS

£375,000

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Great Baddow Chelmsford  
CM2 7JS

A recently renovated and extended two double bedroom period cottage, set in the heart of Gt Baddow close to The Vineyards shopping parade. The cottage is located within 1.5 of Sandon Park & Ride, and the city centre is just 2 miles distant.

This charming property offers an entrance porch opening into a spacious lounge, with an inner hall to the rear giving access to the newly fitted ground floor fully-tiled bathroom. To the rear is the impressive open-plan kitchen/dining room featuring a lantern roof light and bi-folding doors onto the garden. The kitchen comes with integrated appliances and has ample space for a dining table and chairs.

Up on the first floor are the two double bedrooms, one with a door leading to a set of wooden steps leading up to a useful loft storage room. To the front is a garden area and to the rear a pretty cottage style garden with a rear gate to a parking area which we understand is by casual arrangement.





## PORCH

## LOUNGE

16'9 x 13 max (5.11m x 3.96m max)

## KITCHEN/DINING ROOM

15'2 x 11'7 (4.62m x 3.53m)

## GROUND FLOOR BATHROOM

## BEDROOM ONE

13'5 max x 10'9 max (4.09m max x 3.28m max)

## BEDROOM TWO

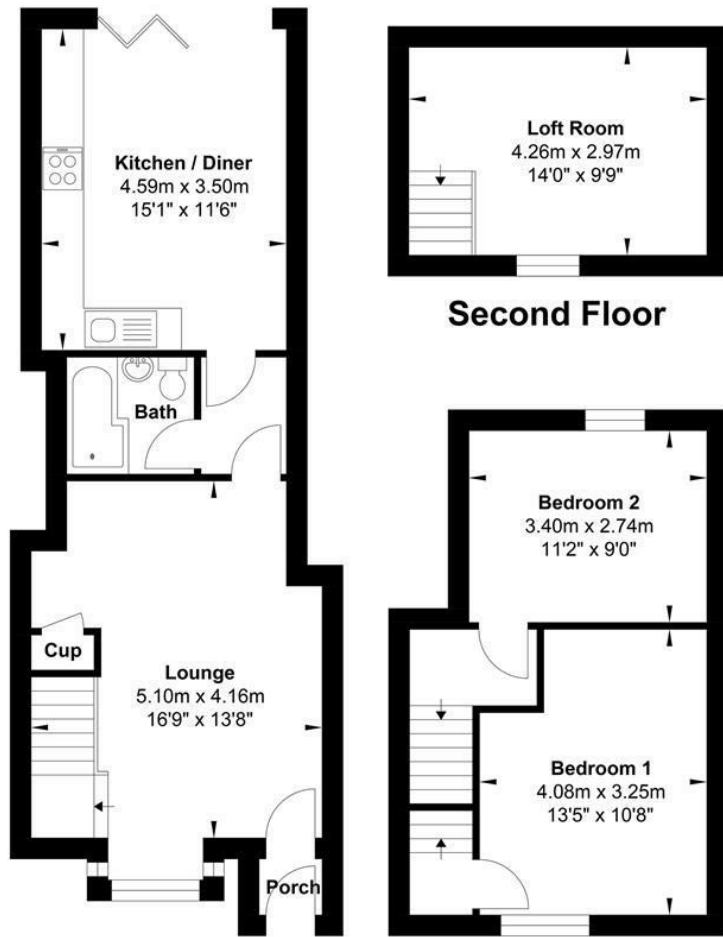
11'3 x 9 (3.43m x 2.74m)

## LOFT STORAGE ROOM

14 x 9'10 (sloping ceilings)  
(4.27m x 3.00m (sloping ceilings))

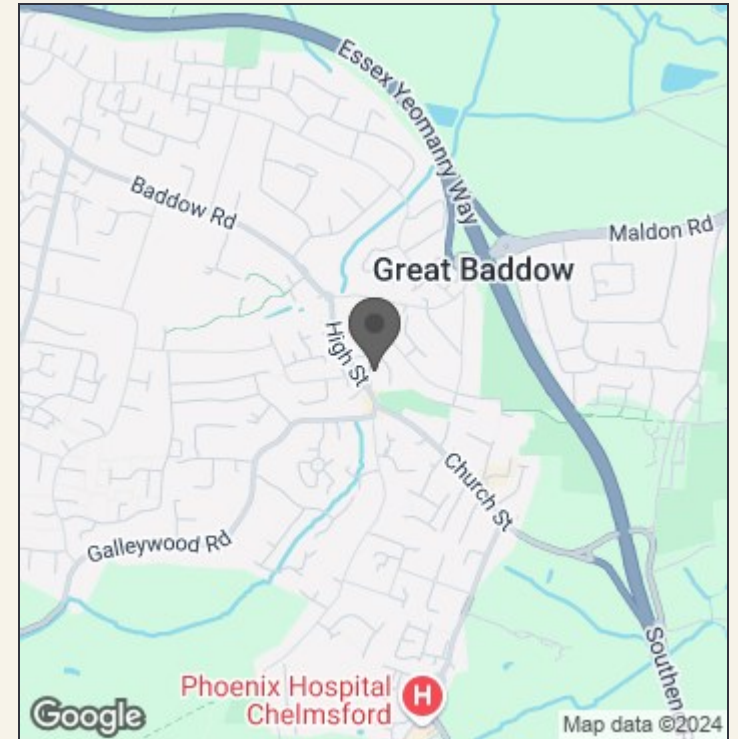
## REAR GARDEN





Gross Internal Floor Area : 82.34 m2 ... 886 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	<b>57</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**140 High Street**  
**Billericay**  
**Essex**  
**CM12 9DF**  
**tel: 01277 659002**  
**Email: admin@ashtonwhite.co.uk**  
**https://www.ashtonwhite.co.uk**

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