

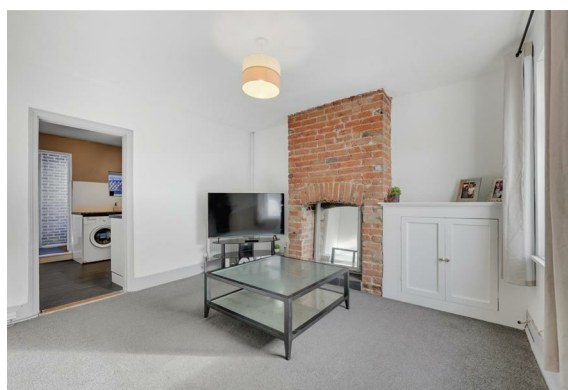


Baddow Road, Chelmsford

Guide Price £300,000



- No onward chain
- Sought after area
- Close to Chelmsford City Centre and railway station
- Great transport links nearby
- Good size kitchen and three piece bathroom
- 1st floor is home to two double bedrooms
- Driveway parking
- Nice size rear garden



GUIDE PRICE - £300,000-£325,000

Lovely size two bedroom older style property, positioned in sought after location. Accessible to Chelmsford City Centre, offering an array of shops, clubs, bars and restaurants. Easy access to railway station, bus routes and A12/A130 link roads. Accommodation boasts, lounge with log burner to remain, good size kitchen and ground floor three piece bathroom. First floor is home to two well proportioned bedrooms. Externally the property has a nice size predominately lawned rear garden and driveway parking.

Lounge 11'11 x 11'6 is located to the front of the property. Double glazed. Feature brick fireplace with log burner to remain. Kitchen 9'0 x 8'1 offers base units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker. Double glazed window.

Inner lobby gives external access to garden. Storage cupboard.

Ground floor bathroom comprises panel bath fitted with shower, wash hand basin and low level wc. Part tiling to walls. obscure double glazed window.

First floor landing is home to two double bedrooms.

Bedroom one 12'4 x 11'4 over looks the front aspect. Double glazed window.

Bedroom two 9'2 x 8'9 is located to the rear. Storage cupboard.

Externally the property has a predominately lawned rear garden with patio seating area.

Driveway parking to front.

The Bit We Have To Tell You:

Council Tax Band: C

Local Authority: Chelmsford

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Full details: www.colubrid.co.uk.



Colubrid.co.uk

Chelmsford is the perfect place for anyone who wants the best of both worlds. Hop on a train for 35 minutes and you're in Stratford or an extra 10 minutes and you're in Liverpool Street. Visit the Historic Chelmsford Cathedral or have some quiet time in Central Park. Maybe enjoy an evening at any one of the fabulous restaurants and shops or grab some popcorn and watch a film.

Chelmsford is an ideal location for growing families, commuters, and the young at heart.

