



**Connells**

The Vineyards  
Great Baddow Chelmsford



# The Vineyards Great Baddow Chelmsford CM2 7QS

for sale offers in the region of  
**£195,000**



## Property Description

Offered with no onward chain, this generously sized two-bedroom, two-storey duplex maisonette is ideally situated in the heart of the Vineyards shopping area. An excellent opportunity for first-time buyers or investors alike, the home features two well-proportioned bedrooms, a bright and spacious lounge/diner with a south-facing balcony, a modern fitted kitchen and bathroom, private residents' parking, and a secluded front terrace. Contact Connells Piers in Chelmsford to arrange your viewing.

## Entrance Hall

## Living Room

16' 4" x 14' 9" ( 4.98m x 4.50m )

## Kitchen

7' 9" x 7' 5" ( 2.36m x 2.26m )

## Balcony

## Bedroom One

12' 6" x 11' 8" ( 3.81m x 3.56m )

## Bedroom Two

12' x 8' 7" ( 3.66m x 2.62m )

## Family Bathroom

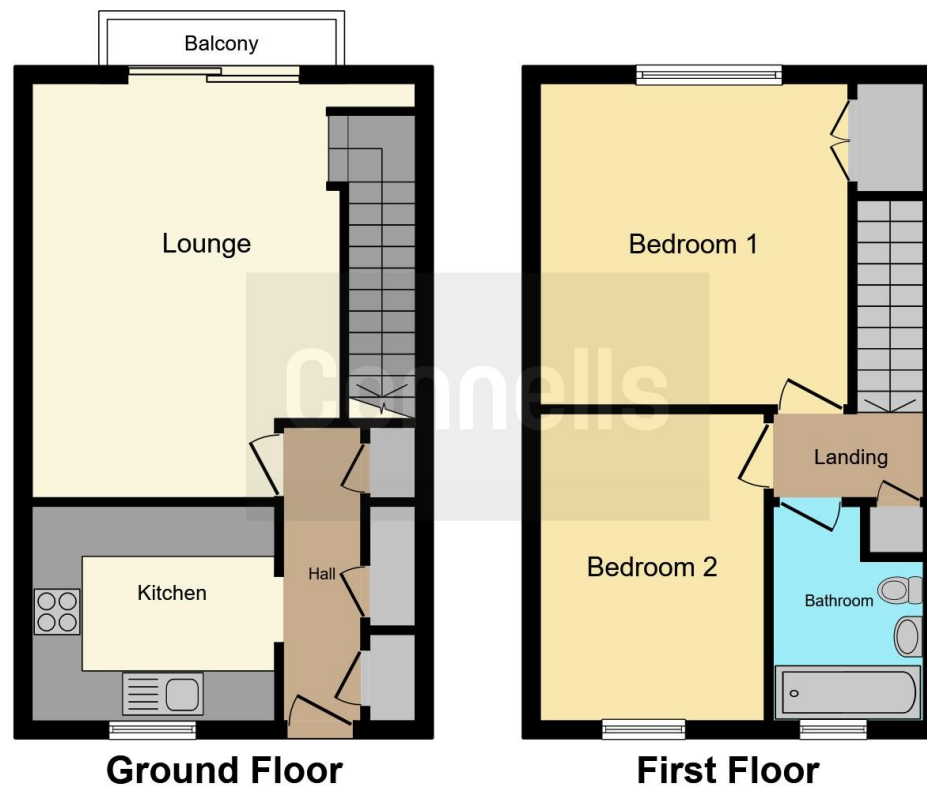












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01245 261 266**  
**E [chelmsford@connells.co.uk](mailto:chelmsford@connells.co.uk)**

4 Tindal Square  
 CHELMSFORD CM1 1EH

EPC Rating: C Council Tax  
 Band: A

Service Charge:  
 2312.41

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CHL308790](http://connells.co.uk/Property/CHL308790)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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