



141 Baddow Hall Crescent, Chelmsford, CM2

£300,000

*** STRICTLY CASH BUYERS ONLY - NO ONWARD CHAIN - MODERNISATION REQUIRED - DEVELOPMENT POTENTIAL (stpp) - ENGINEERS REPORT AVAILABLE *** A detached three bedroom bungalow standing on an impressive corner plot with driveway parking and a larger than average garage. The present accommodation includes: ENTRANCE PORCH, L-SHAPED HALL, SITTING ROOM, DINING ROOM, FAMILY ROOM, KITCHEN (needs updating), THREE GOOD SIZE BEDROOMS, BATHROOM and SEPARATE WC (both need updating). It has gas radiator heating.

LOCALITY INFORMATION

The property is situated within easy access to the A12 and a Park and Ride scheme into Chelmsford city centre. Located in the heart of Great Baddow is the Vineyards shopping parade which has a good variety of shops which include a co-op store, bakers, newsagent, post office, hairdressers, butchers and greengrocers. There are excellent bus services into Chelmsford city which has the mainline railway station to London.

PORCH

Sliding patio doors to porch.

L-SHAPED ENTRANCE HALL

Radiator, built in cupboard, access to roof space.

SITTING ROOM 14'5" x 10'5" (4.41 x 3.19)



York stone fireplace with gas fire, radiator, open aspects to dining room and family room.

ADDITIONAL VIEW



DINING ROOM 16'5" x 7'5" (5.01 x 2.27)



Radiator, two upvc double glazed windows, tall sealed unit window.

FURTHER VIEW



FAMILY ROOM 9'6" x 7'8" (2.92 x 2.36)



Radiator, upvc double glazed windows, glazed door to rear garden.

KITCHEN (needs updating) 11'5" x 8'6" (3.49 x 2.61)



In need of updating. It currently has a range of worktop space, drawers, cupboards and wall mounted cabinets, upvc double glazed window, Marathon gas boiler, door to covered rear porch.

REVERSE VIEW



BEDROOM ONE 11'4" x 10'5" not including square bay (3.46 x 3.18 not including square bay)



Two radiators, square bay aluminium double glazed window.

BEDROOM TWO 10'3" x 7'6" (3.14 x 2.31)



Radiator, aluminium double glazed window, wash hand basin.

BEDROOM THREE 8'5" x 8'4" (2.58 x 2.56)



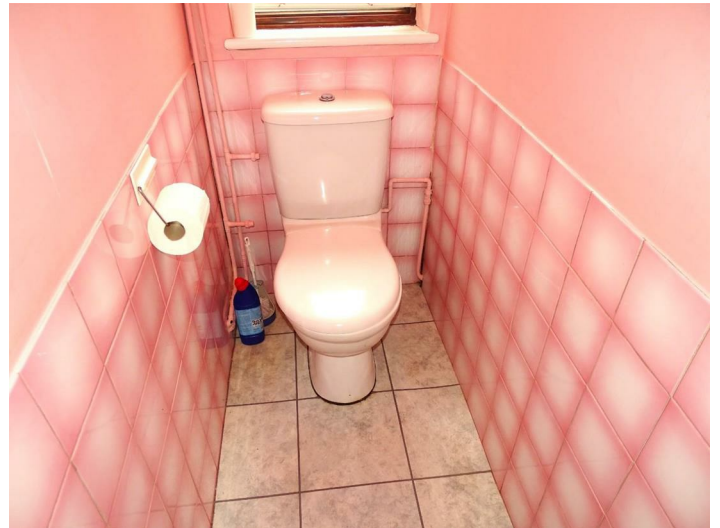
Radiator, aluminium double glazed window, built in wardrobe.

BATHROOM



White suite comprising panelled bath, vanity wash hand basin, tiled walls, heated towel rail, airing cupboard, tiled flooring, frosted aluminium double glazed window.

SEPARATE WC



Low level wc, frosted aluminium double glazed window.

PARKING FROM MALDON ROAD



There is a paved area fronting on to Maldon Road which could be used for parking if required.

DRIVEWAY AND LARGE GARAGE



There is driveway parking accessed via Baddow Hall Crescent and a large garage.

REAR GARDEN



The garden enjoys numerous shrubs and trees, lawn areas and is well screened to boundaries.

SIDE GARDEN AREA



POND FEATURE



PATIO AREA



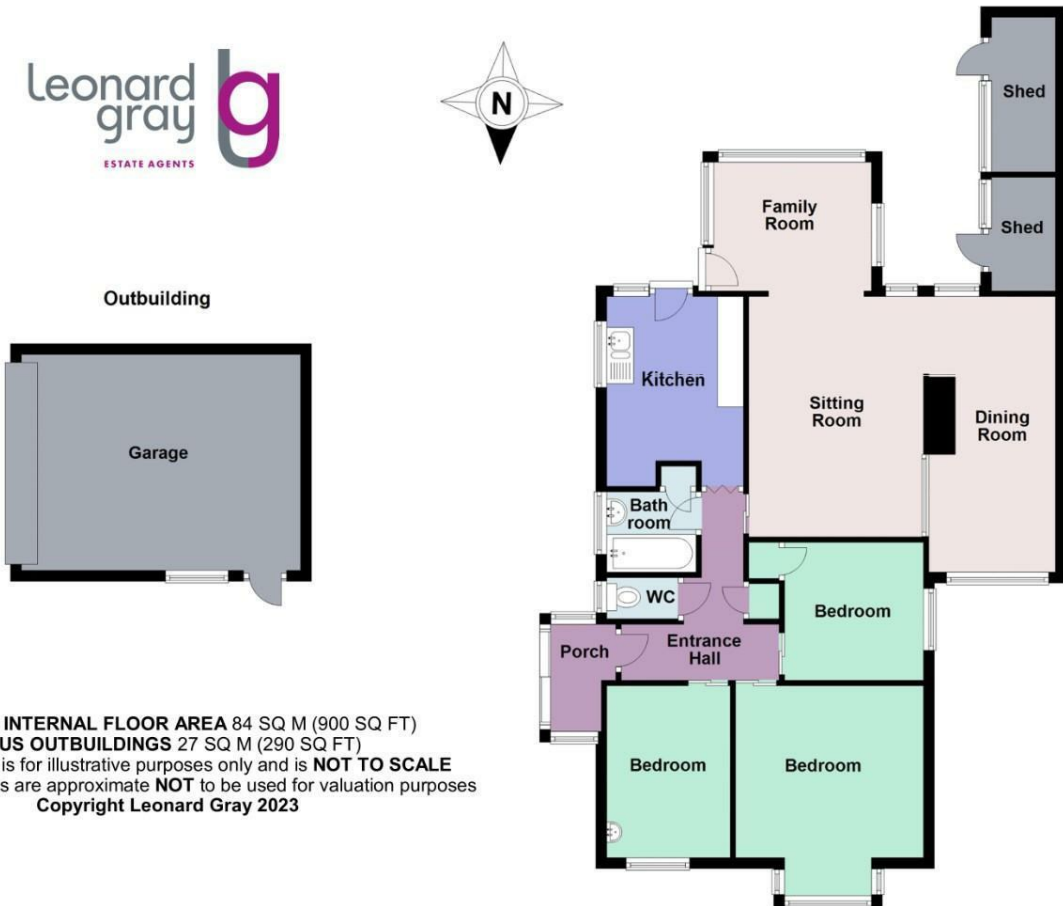
REAR ELEVATION



FURTHER GARDEN VIEW



Ground Floor



**APPROX INTERNAL FLOOR AREA 84 SQ M (900 SQ FT)
PLUS OUTBUILDINGS 27 SQ M (290 SQ FT)**
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate **NOT** to be used for valuation purposes
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		41	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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