

HOME



Chelmsford
£360,000
2-bed end terraced house

Baddow Court

Set within beautifully maintained communal grounds and located in a desirable conservation area within the village of Great Baddow, is this exceptional Grade II listed conversion seamlessly blending period charm and character with modern day living. Inside, there is an impressive 1,069 SQ FT of well-proportioned accommodation set over three floors. There are two double bedrooms, each benefiting from its own en suite, creating a perfect layout for both comfortable living and guest privacy. The interiors are thoughtfully arranged to maximise light and space, while retaining the charm and architectural detail expected of a historic building. Outside, there is a private garage as well as an allocated parking space for each resident a are and desirable addition.

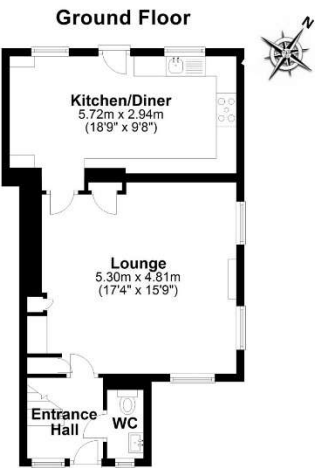
Baddow Court is situated within the sought village of Great Baddow and enjoys convenient access to a range of local amenities, including shops, pubs, and restaurants, all within easy walking distance. For commuters, the location is particularly advantageous, offering excellent connections to the A12 and A130, along with the nearby Sandon Park & Ride service providing direct bus service to Chelmsford railway station.

Chelmsford
11 Duke Street
Essex CM1 1HL

Sales
01245 250 222
Lettings
01245 253 377
Mortgages
01245 253 370

thehomepartnership.co.uk

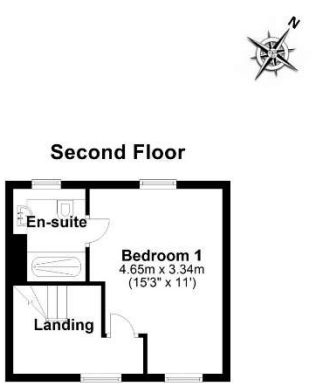
Floor Plans



APPROX INTERNAL FLOOR AREA
49 SQ M 533 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
99 SQ M 1069 SQ FT
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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APPROX INTERNAL FLOOR AREA
25 SQ M 272 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
99 SQ M 1069 SQ FT
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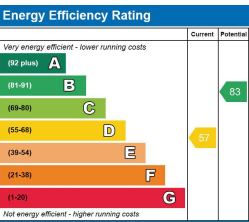
APPROX INTERNAL FLOOR AREA
24 SQ M 263 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
99 SQ M 1069 SQ FT
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Features

- No onward chain
 - Grade II listed 1,069 SQFT conversion
 - Set over three floors
 - New ground floor cloakroom
 - Spacious sitting room
 - Kitchen/diner
 - Two double bedrooms both with en suites
 - Garage & allocated parking space
 - Walking distance of the village shops & pubs
- Good access to the A12 & A130

EPC Rating



Leasehold Information

Tenure: Leasehold

Lease: The property comes with a 999 year lease commencing 25/03/1985. There are 959 years remaining

Service Charge: £3,482.38 per annum with the service charge being reviewed annually.

Ground Rent: Peppercorn

Council Tax: Band D is the council tax band for this property with an annual amount of £2,229.48.

The Nitty Gritty

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

