

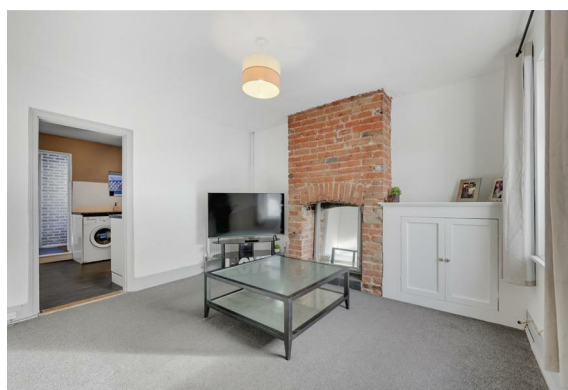


## Baddow Road, Chelmsford

Guide Price £280,000



- 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



**\*JANUARY SALE GUIDE PRICE £280,000 - £320,000\***

**Charming 2-bed older-style home in a sought-after spot. Lounge with log burner, good kitchen, 2 spacious bedrooms, lawned garden, driveway. City centre, transport links, shops, bars – all within easy reach.**

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.



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#### THE SMALL PRINT:

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.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + 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. Head to our website for full details – or skip the scrolling and just call.

