

Adrians

Sales & Lettings Agents

For Sale



Beehive Lane, Great Baddow, Chelmsford, CM2 9RX

Three bedroom semi-detached property set back from the road, offered with no onward chain and located in a popular part of Great Baddow. There is a good size garden, parking to the front and Great Baddow gives fairly easy access to the City centre and is ideal for the A12 connecting other major routes.



3 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

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Entrance to the property via PVCu door with glazed inset leading through to

ENTRANCE HALL

Stairs rising to first floor, doors to

GROUND FLOOR CLOAKROOM

Window to front, tiled walls, laminate flooring, low level w.c.

KITCHEN / BREAKFAST ROOM 4.32m (14'2) x 2.64m (8'8)

Window to rear and further window to front, range of base and eye level units complimented by roll top work surface, tiled splash back, radiator, large storage cupboard, door to side, space for appliances.

LOUNGE 4.85m (15'11) x 3.63m (11'11)

Window to rear and further window to front, radiator, laminate flooring.

FIRST FLOOR LANDING

Window to rear, two storage cupboards, doors to

BEDROOM ONE 3.68m (12'1) x 2.69m (8'10)

Window to front.

BEDROOM TWO 3.63m (11'11) x 2.46m (8'1)

Window to front.

BEDROOM THREE 2.69m (8'10) x 2.34m (7'8)

Window to rear.

BATHROOM 1.83m (6'0) x 1.47m (4'10)

Window to rear, white suite comprising pedestal wash hand basin and panelled bath, part tiled walls.

PARKING

The property has off road parking to the front with mature tree and shrub borders.

STORAGE AREA 1.98m (6'6) x 1.93m (6'4)

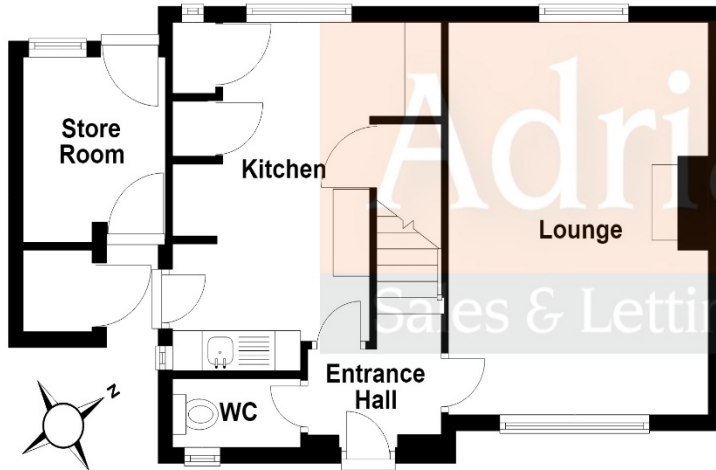
To the side, attached to the property there is a brick storage area which also gives access to the garden.

GARDEN

The property benefits from a large garden, fenced to boundaries, two timber sheds, mostly laid to lawn, mature shrubs.

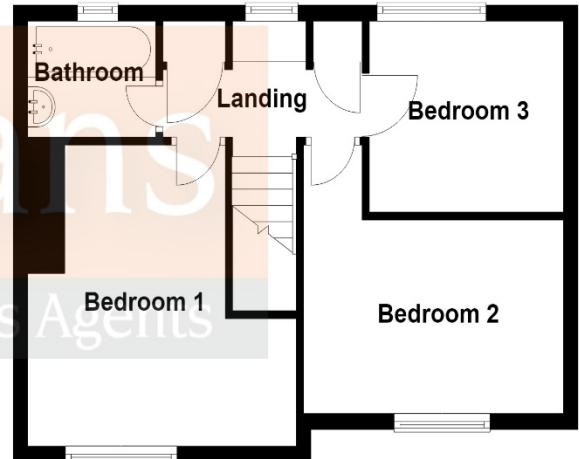
Ground Floor

Approx. 43.3 sq. metres (466.5 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



Total area: approx. 80.9 sq. metres (870.4 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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EPC RATING: C
COUNCIL TAX BAND: C
Freehold

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

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