Adrians

Sales & Lettings Agents









Noakes Avenue, Great Baddow, Chelmsford, CM2 8EW

A well presented 3 bedroom house situated in Great Baddow with the distinct advantage of OFF ROAD PARKING FOR A GOOD MANY VEHICLES to the front. It has an entrance hall, CLOAKROOM, dual aspect lounge / dining room, well fitted kitchen, 3 bedrooms and REFITTED SHOWER ROOM. It is located with local amenities close by including bus services and schools and Chelmsford City centre and station are also within easy reach. COULD MAKE AN IDEAL FIRST HOUSE PURCHASE - VIEWING RECOMMENDED!

3 Bedroom(s) | 1 Reception(s) | 1 Bathroom(s)


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Front entrance door to

ENTRANCE HALL

Radiator, laminate flooring, stairs to first floor with storage cupboard under, built in cupboard housing the Worcester gas fired boiler and storage, white panelled door to

LOUNGE / DINING ROOM 8.11m (26'7) x 3.12m (10'3) > 2.56m

A good size dual aspect room with LOUNGE AREA having laminate flooring, radiator, double glazed window to front, coved ceiling, open to DINING AREA with laminate flooring, radiator, double glazed patio doors overlooking and leading to the rear garden, coved ceiling.

KITCHEN 3.6m (11'10) x 2.38m (7'10)

Well fitted with a good range of units comprising inset one and a quarter bowl single drainer sink unit with mixer tap, working surfaces with drawers and cupboards under, space for washing machine, tumble dryer, fridge freezer and oven, tiled flooring, eye level cupboards, double glazed window to rear, open to

REAR LOBBY AREA

Tiled flooring, double glazed door giving access to the garden, door to

CLOAKROOM

Comprising of a w.c, wash hand basin, tiled flooring, radiator, fully tiled walls, double glazed window to side.

FIRST FLOOR LANDING

Built in cupboard, access to loft space, white panelled doors to

BEDROOM ONE 4.03m (13'3) x 2.73m (8'11) CLEAR FLOOR SPACE

Laminate flooring, radiator, built in wardrobe cupboard, double glazed window to front.

BEDROOM TWO 3.6m (11'10) x 3.13m (10'3) CLEAR FLOOR SPACE

Laminate flooring, radiator, built in wardrobe cupboard, double glazed window to rear, coved ceiling.

BEDROOM THREE 2.61m (8'7) x 2.24m (7'4)

Laminate flooring, radiator, double glazed window to front. This room is currently used as a dressing room but the sellers will be removing the shelved storage units.

SHOWER ROOM

Originally a bathroom but having been refitted more recently and having a w.c, vanity wash hand basin with mixer tap, shower cubicle with fitted shower with rain head and separate hose, tiled flooring, part tiled walls, double glazed window to rear, sensor lighting and extractor fan.

PARKING

Undoubtedly a feature of this property is that the entire front garden has been made over for off road parking and possibly large enough for 4 or more vehicles.

GARDEN

To the rear, there is neat and enclosed garden measuring approximately 30ft in depth, commencing with a paved patio area, steps down to the main area of garden which is laid to lawn, pathway leading to the rear access gate, two storage sheds.



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

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For more information, please contact

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