

# HOME



**Great Baddow**  
**Offers in excess of £335,000**  
**2-bed end terraced house**

## Readers Court

Situated in the highly sought-after village of Great Baddow, is this lovely two double bedroom end-of-terrace home.

The current owners have thoughtfully updated the property throughout, including a stylish refitted kitchen and bathroom, along with full redecoration, creating a fresh and contemporary feel ready for the next owners. Downstairs the home boasts a spacious lounge/diner measuring approximately 24ft, alongside a modern fitted kitchen. Upstairs, there are two generous double bedrooms, with the principal bedroom measuring an impressive 16ft. Outside we have a low-maintenance rear garden featuring a patio area with shingle detailing, fenced for privacy, with convenient access to a shed and gate to rear.

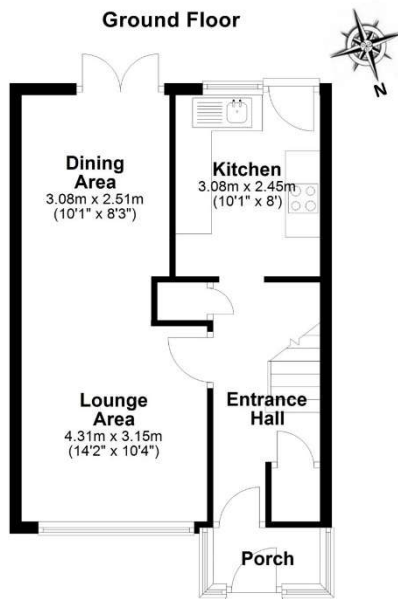
Great Baddow itself is a popular village location, offering a blend of local charm and convenience. Residents benefit from a range of nearby amenities including shops, pubs, and well-regarded schools, as well as easy access to open green spaces such as Hylands Park. For commuters, Chelmsford city centre provides a mainline railway station with direct services into London Liverpool Street, along with a wide selection of shopping, dining, and leisure facilities.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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

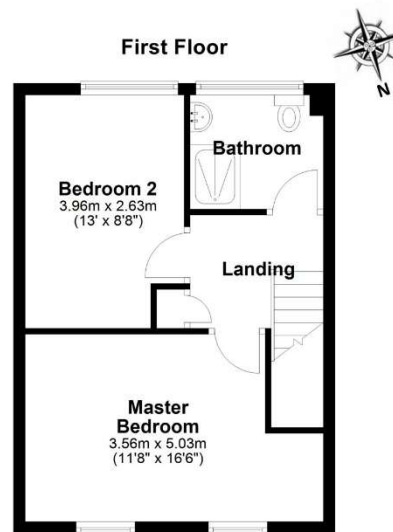
[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

## Floor Plans



APPROX INTERNAL FLOOR AREA  
39 SQ M 415 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
75 SQ M 810 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.

Copyright  
**HOME**  
MORTGAGE



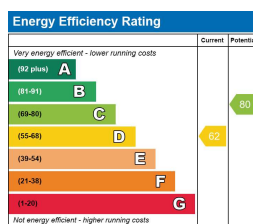
APPROX INTERNAL FLOOR AREA  
37 SQ M 394 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
75 SQ M 810 SQ FT  
This plan is for layout guidance only and is  
**NOT TO SCALE**  
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

Copyright  
**HOME**  
MORTGAGE

## Features

- Ideal first time purchase
- 810 SQ.FT
- Modernised & redecorated throughout
- Two double bedrooms
- Popular village location
- Short walk to primary & secondary schooling
- Approx. 2.3 miles to Chelmsford station
- Good access to the A12 & A414
- Near by to the Park & Ride bus service to the railway station
- Walking distance of The Vineyards shopping square

## EPC Rating



## The Nitty Gritty (Line of Duty Edition)

Tenure: Freehold

Council Tax: The Council tax for this property is band C with an annual amount of £1,981.76.

As part of our duty to the community, we deal only with professionals we trust. When we recommend someone, it is in good faith. They are expected to deliver. Smooth process. No shortcuts.

Be aware: a small number of these parties (not the majority) may occasionally pay us a referral fee of up to £200. This does not create an obligation. You choose who you work with.

If you have an offer accepted on one of our properties and proceed to purchase, an administration charge of £36 inc. VAT per person (non-refundable) applies. This covers Anti-Money Laundering Identity checks - our safeguard to ensure every transaction is above board and fully accountable. Nothing hidden. Nothing overlooked. You are in safe hands, but always stay vigilant.

