Adrians

Sales & Lettings Agents



For Sale







Pertwee Drive, Great Baddow, Chelmsford, CM2 8DY

This 4 bedroom semi detached house is situated in Great Baddow and is offered for sale with no onward chain. It does require some general updating but offers a buyer the chance to purchase a property to stamp their own mark on. It comprises an entrance hall, cloakroom, good size lounge and separate dining room with adjacent kitchen with lean to type addition off that. There are the 4 bedrooms and family bathroom on the first floor. There are gardens to the front and rear and it has the advantage of an integral garage with driveway to the front. Chelmsford City centre and station are within easy reach as are local amenities including bus services and schools.

4 Bedroom(s)

2 Reception(s)

2 Bathroom(s)


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Double glazed side entrance door leading to

ENTRANCE HALL

Radiator, stairs to first floor with cupboard under, built in cloaks/storage cupboard, doors to

GROUND FLOOR WET ROOM

Comprising of a w.c, pedestal wash hand basin, fitted shower, fully tiled walls, electric down-flow heater, double glazed window to side.

LOUNGE 5.25m (17'3) x 3.17m (10'5)

Radiator, York stone fire surround and hearth, full height and width double glazed window to front.

DINING ROOM 3.37m (11'1) x 2.83m (9'3)

A good size separate rear reception room with radiator, double glazed window to rear and door to garden.

KITCHEN 2.83m (9'3) x 2.67m (8'9)

Dated units comprising single drainer sink unit, working surfaces with drawers and cupboards under, space for cooker, radiator, eye level units, window to rear, door to

LEAN-TO TYPE ADDITION 3.41m (11'2) x 1.5m (4'11)

Double glazed windows to both sides and rear, door giving access into the garden, poly-carbon roof.

AGENTS NOTE

It can be seen that the kitchen is adjacent to the dining room which gives the potential for an incoming buyer to alter to a large kitchen/dining room if preferred, subject to any necessary consents etc. There is potential for a extension across the rear of the property to replace what is currently there which would greatly increase the size of the rear rooms which again would be subject to any necessary consents etc.

FIRST FLOOR LANDING

Built in airing cupboard, access to loft space with let-down loft ladder, doors to

BEDROOM ONE 3.89m (12'9) x 3.18m (10'5)

Radiator, double glazed window to front.

BEDROOM TWO 3.05m (10'0) x 2.57m (8'5) CLEAR FLOOR SPACE + DOOR RECESS

Radiator, built in wardrobe cupboard, double glazed window to front.

BEDROOM THREE 3.12m (10'3) x 2.27m (7'5) CLEAR FLOOR SPACE + DOOR RECESS

Radiator, built in wardrobe cupboard, double glazed window to rear.

BEDROOM FOUR 2.62m (8'7) x 2.26m (7'5) CLEAR FLOOR SPACE + DOOR RECESS

Radiator, double glazed window to rear.

BATHROOM

Comprising of a panel enclosed bath, pedestal wash hand basin, w.c, radiator, fitted Triton shower unit, part tiled walls, extractor fan, double glazed window to side.

GARAGE 5.48m (18') x 2.55m (8'4)

Up and over door to front, light and power connected, wall mounted Worcester gas fired boiler, personal door at the side.

GARDENS

To the front, there is a driveway in front of the garage which provides off road parking for a vehicle. The remainder of the front garden is currently laid to lawn although does give the potential for further off road parking. There is a side access gate leading into the rear garden which measures approximately 45- from the rear of the main house (excluding the lean-to), is mainly laid to paved patio and is reasonably private.



EPC RATING: D
COUNCIL TAX BAND: D
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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