

Adrians

Sales & Lettings Agents

For Sale

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Maldon Road, Great Baddow, Chelmsford, CM2 7DG

We are delighted to bring to the market this very attractive two bedroom semi-detached period property, occupying a non-estate position and affording distant views over surrounding countryside from the first floor. Whilst perhaps in need of updating, the property has been well cared for and affords in our opinion a very warm and inviting feel throughout the property. There is a very good size front garden with potential for off street parking, subject to local planning. To the rear there is a sizeable garden of well over 100ft. Viewing is strongly advised.



2 Bedroom(s)



3 Reception(s)



1 Bathroom(s)



Double glazed entrance door to

RECEPTION HALL 3.3m (10'10) x 1.75m (5'9) INCLUDING STAIRS

Plate rail, stairs rising to first floor with turned staircase, under stairs storage and recess, radiator, doors to

FRONT SITTING ROOM 3.58m (11'9) x 2.67m (8'9)

Plate rail, double glazed window to front, gas fire, radiator.

MIDDLE SITTING ROOM 4.29m (14'1) > 10'7 x 3.35m (11')

Plate rail, tiled fireplace with shelving to either side and low level storage cupboard, walk-in storage/pantry, radiator, open plan to

MORNING ROOM 2.54m (8'4) x 2.54m (8'4) + SMALL RECESS

Large double glazed window to rear overlooking the garden, radiator.

KITCHEN 2.77m (9'1) MAXIMUM x 2.51m (8'3)

Large double glazed window to rear overlooking the garden, fitted with a range of wall and base level units with roll edge worktops, inset single drainer sink unit with mixer tap, four ring gas hob with oven beneath, space for fridge freezer and washing machine, part tiling to walls, radiator, double glazed door to garden.

FIRST FLOOR LANDING

Large double glazed window to front with distant views, picture rail, loft access, over stairs cupboard housing the water cylinder, doors to

BEDROOM ONE 3.58m (11'9) MAXIMUM x 3.38m (11'1)

Picture rail, large double glazed window to rear overlooking the garden, radiator.

BEDROOM TWO 3.58m (11'9) INC CHIMNEY BREAST x 2.67m (8'9)

Plate rail, double glazed window to front with distant views, radiator.

BATHROOM

Obscure double glazed window to rear, white suite comprising panel enclosed bath with mixer tap, shower attachment and folding glazed screen, wash hand basin with mixer tap, close coupled w.c with modern full and half flush, tiling to walls, radiator.

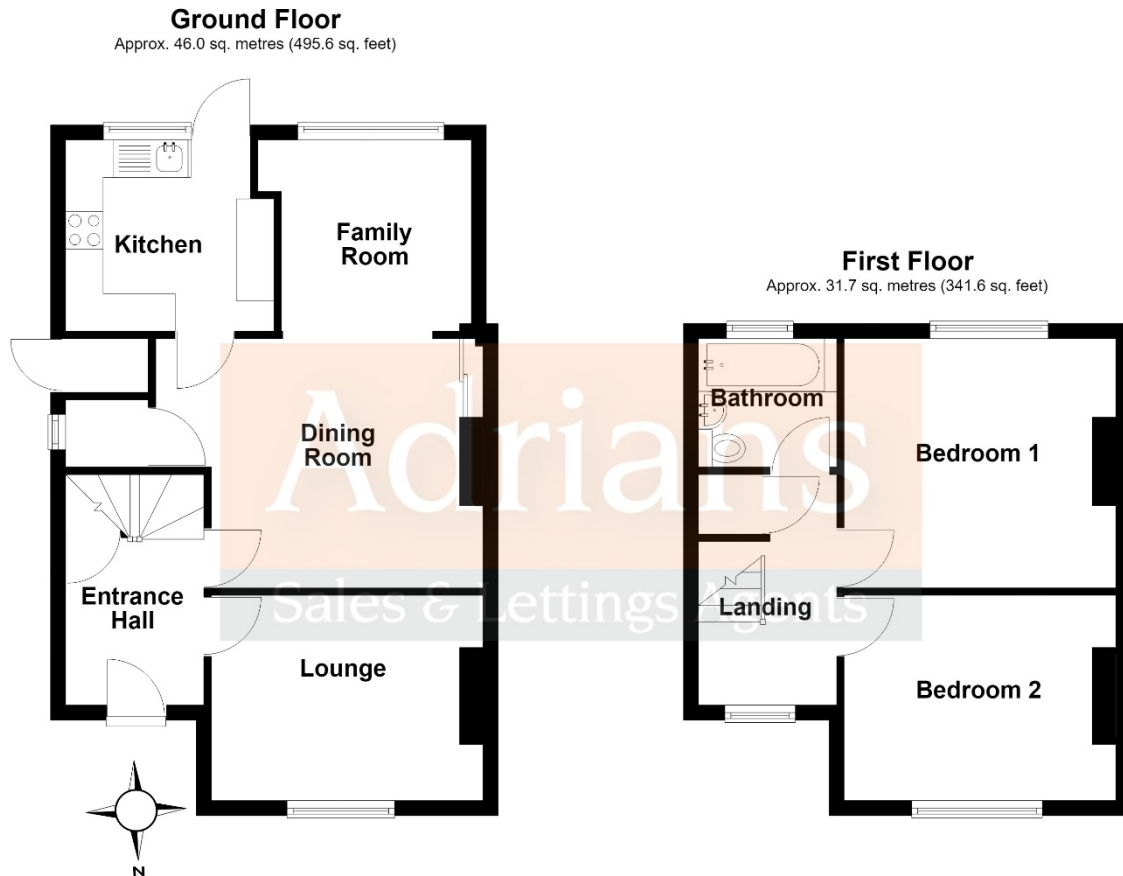
OUTSIDE

As mentioned previously, the property enjoys a large frontage with potential for off street parking, subject to local planning.

Agents Note: there is already a dropped kerb spanning most of the garden width currently.

There is a low retaining brick wall with small gate and a brick paved pathway which is flanked by lawn leading to the entrance door.

To the rear there is a small paved area opening onto the remainder of the garden which is in excess of 100ft, is mostly laid to lawn and fenced to boundaries. There is a small timber shed and a larger greenhouse, both to remain.



Total area: approx. 77.8 sq. metres (837.2 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: 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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