



£220,000

Offers In Excess Of

The Vineyards, Great Baddow, Chelmsford

Introducing a well-configured two-bedroom, two-storey maisonette positioned in the highly regarded Vineyards development in Great Baddow, Chelmsford. With a total internal area of approximately 64.5 m<sup>2</sup> (694 ft<sup>2</sup>) and thoughtfully laid out over two levels, this property offers flexible and practical accommodation for first-time buyers or investors.

On the ground floor, you are welcomed by a long hallway which provides access to a separate kitchen fitted with a good range of units. The principal living and dining space is a cosy area that has been well loved and nicely decorated by the current owners, creating a warm and inviting atmosphere. This generous open-plan room benefits from a staircase rising to the first floor

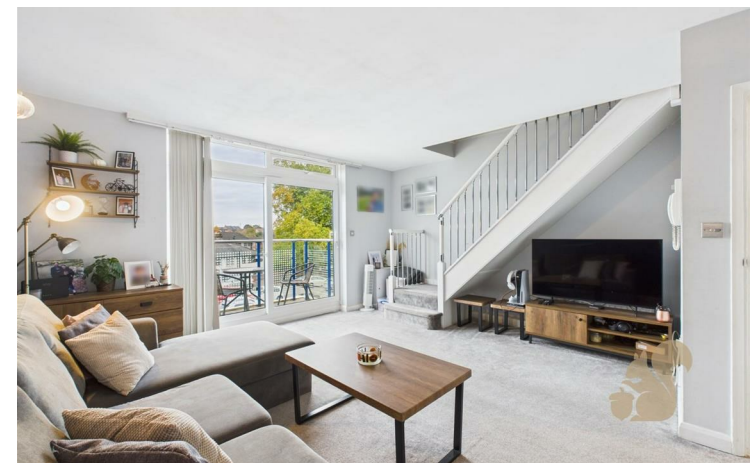
and opens directly onto a balcony, offering a pleasing indoor-outdoor aspect in what is otherwise an apartment-style scheme.

Upstairs, there are two well-proportioned bedrooms and a bathroom completing the accommodation. The two-level layout gives the feel of a house-style home whilst still enjoying the convenience of apartment living.

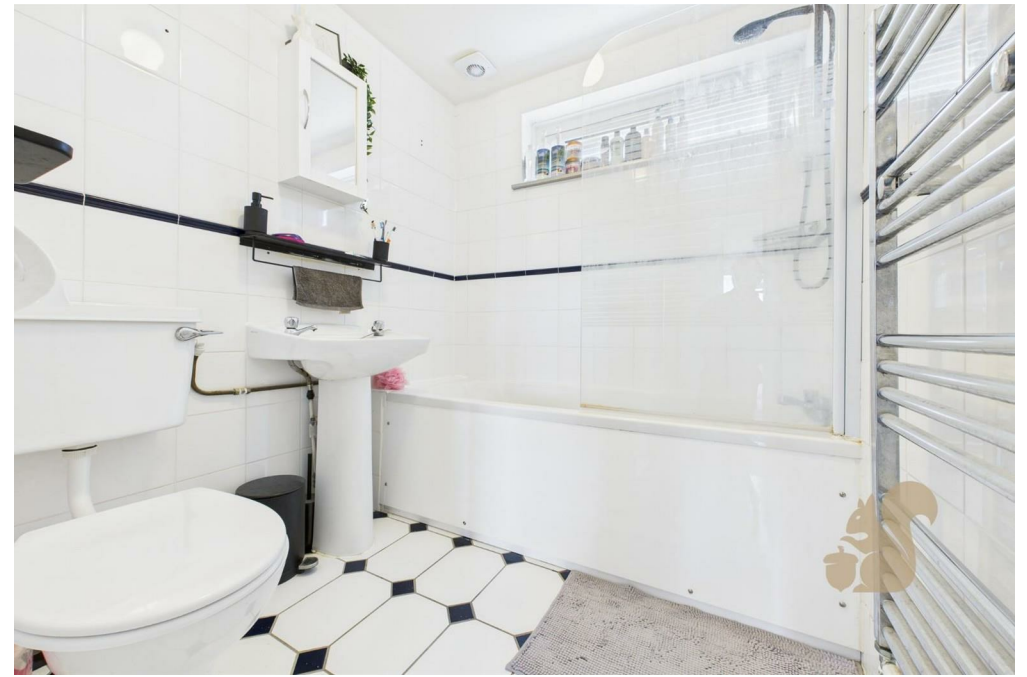
This maisonette sits in the heart of Great Baddow's Vineyards shopping area – offering immediate local amenities including convenience stores, post office, chemist, bakery, and other local retail. Residents also benefit from access to residents' parking, adding further practicality and convenience. Excellent

commuter links are within easy reach: the A12 and A414 provide access to the M25 and London, while Chelmsford city centre and station are just a short distance away. The area of Great Baddow is a well-established village-style suburb of Chelmsford, with its own schools, parks, and a strong sense of community.

In summary, this two-bedroom duplex maisonette offers spacious accommodation, a private balcony, residents' parking, and a prime location with both convenience and connectivity – representing a versatile opportunity for both owner-occupiers and investors alike.











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**Approximate total area<sup>m</sup>**

64.5 m<sup>2</sup>  
694 ft<sup>2</sup>

**Balconies and terraces**

2.9 m<sup>2</sup>  
31 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>  
11 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:  
Leasehold

Council Tax Band:  
A

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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