

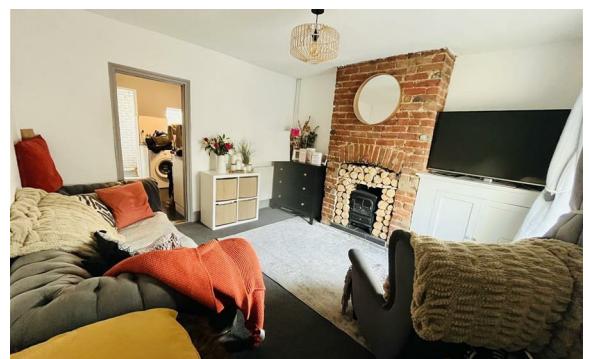


## Baddow Road, Chelmsford

£1,250 Per Calendar Month



- No onward chain
- Sought after area
- Close to Chelmsford City Centre and railway station
- Great transport links nearby
- Good size kitchen and three piece bathroom
- 1st floor is home to two double bedrooms
- Driveway parking
- Nice size rear garden



**AVAILABLE MIDDLE OF NOVEMBER- Colubrid are pleased to offer this lovely size two bedroom older style property, positioned in sought after location. Accessible to Chelmsford City Centre, offering an array of shops, clubs, bars and restaurants. Easy access to railway station, bus routes and A12/A130 link roads.**

**Accommodation boasts, lounge with log burner to remain, good size kitchen and ground floor three piece bathroom. First floor is home to two well proportioned bedrooms. Externally the property has a nice size predominately lawned rear garden and driveway parking.**

Lounge 11'11 x 11'6 is located to the front of the property. Double glazed. Feature brick fireplace with log burner to remain.  
Kitchen 9'0 x 8'1 offers base units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker. Double glazed window.

Inner lobby gives external access to garden. Storage cupboard.

Ground floor bathroom comprises panel bath fitted with shower, wash hand basin and low level wc. Part tiling to walls. obscure double glazed window.

First floor landing is home to two double bedrooms.

Bedroom one 12'4 x 11'4 over looks the front aspect. Double glazed window.

Bedroom two 9'2 x 8'9 is located to the rear. Storage cupboard.

Externally the property has a predominately lawned rear garden with patio seating area.  
Driveway parking to front.

Council Tax Band: C

Local Authority: CHELMSFORD

Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

#### TENANCY FEES

1 Weeks Holding Deposit

#### SECURITY DEPOSIT

Rent of less than £50,000 per year - Equivalent of 5 weeks' rent security deposit per tenancy.

Rent of £50,000 or over per year - Equivalent of 6 weeks' rent security deposit per tenancy.

This covers damages or defaults on the part of the tenant during the tenancy.

#### OTHER FEES

Complete cost of any lock or fee replacement plus £15 per hour administration charge.

Change of contract or tenancy variation £50

Interest of 3% above base rate of rent payments overdue.

#### TENANT PROTECTION

Colubrid is proud to be a partner agent of Property Stop, a leading lettings and management agent in Essex. Client Money Protection (CMP) is provided by Property Stop via Client Money Protect and ensures they are complying to the strictest codes of practice surrounding holding clients' money. Colubrid is a member of The Property Ombudsman Redress Scheme and subject to its codes of practice and redress scheme

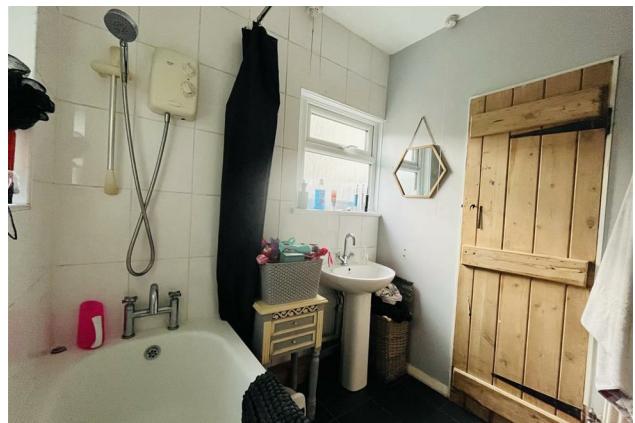
#### PROPERTY MANAGEMENT

All our properties are managed by Property Stop, and not ourselves. For more information visit [www.property-stop.com](http://www.property-stop.com)

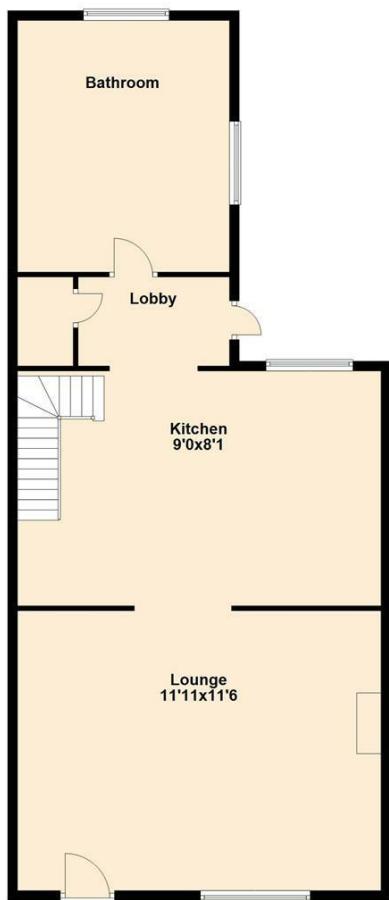


Chelmsford is the perfect place for anyone who wants the best of both worlds. Hop on a train for 35 minutes and you're in Stratford or an extra 10 minutes and you're in Liverpool Street. Visit the Historic Chelmsford Cathedral or have some quiet time in Central Park. Maybe enjoy an evening at any one of the fabulous restaurants and shops or grab some popcorn and watch a film.

Chelmsford is an ideal location for growing families, commuters, and the young at heart.



Ground Floor



First Floor

