



Wood Dale, Great Baddow, Essex CM2 8EZ
£230,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Presented to a very good order is this most spacious two bedroom ground floor maisonette located in a pleasant cul-de-sac. The property affords excellent size accommodation that can only be appreciated with a viewing. Unusually, this property has a GARAGE and there are also lovely well maintained communal gardens. Along with two double bedrooms (both with built-in wardrobes), there is a large lounge diner, fitted kitchen and a bathroom. There is full gas radiator central heating (Worcester combination boiler) and all windows are double glazed. Great Baddow enjoys a range of local amenities including primary and secondary schooling, various shopping facilities and public houses, a range of public open spaces and is on a bus route to Chelmsford's City Centre. MUST BE SEEN FOR THE SIZE AND SPECIFICATION TO BE APPRECIATED. Energy rating C.



Location Note

Great Baddow offers primary, secondary schools and local shops as well as regular bus services to the city centre. Schools in the area include Baddow Hall Infants, Great Baddow High & Sandon Secondary. There is also Sandon Park & Ride service in to Chelmsford City Centre and train station. Chelmsford offers some of the most highly regarded grammar schools in the UK and a thriving City Centre which boasts comprehensive shopping facilities and includes the highly acclaimed Bond Street shopping precinct as well as a wide array of independent and chain restaurants, many bars and leisure facilities. Chelmsford railway station provides regular services to London Liverpool Street with journey times of around 40 minutes.

Entrance Hall

Accessed via part glazed upvc door. Two large built-in storage cupboards. Laminate flooring. Doors to:

Bedroom One 11'9 x 8'10 (3.58m x 2.69m)

Double glazed window to front, radiator. Built-in double wardrobe.

Bedroom Two 11'9 x 8'3 (3.58m x 2.51m)

Double glazed window to rear, radiator. Built-in double wardrobe.

Bathroom

Obscure glazed window to rear and chrome ladder style radiator. Three piece suite comprising bath with shower unit over and glass splash screen, pedestal wash hand basin, wc. Tiled floor.

Lounge Diner 15'7 x 14'3 (4.75m x 4.34m)

Double glazed window to front and radiator with feature cover. Laminate flooring, door to:

Kitchen 9'9 x 7'8 (2.97m x 2.34m)

Window to rear and radiator. Sink unit set into laminate work surfaces and extensive range of fitted base and wall units with drawers. Wall mounted Worcester combination boiler fuelling hot water and central heating. Gas oven with 4 ring gas hob. Space and plumbing for washing machine. Space for under counter fridge and freezer. Tiled splashbacks

EXTERIOR

Communal well maintained lawn gardens to the front and rear. Allocated parking space along with ample road parking and also:

Garage

Located in a block closeby. Up and over door.

Lease Information

We understand from the vendor there are about 961 years remaining on the lease. We also understand the maintenance charge is £110 per month and also that the residents of 'Wood Dale' all own a share of the freehold. Council tax band B.

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



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