

6 New Road, Great Baddow , Essex CM2 7QT
£415,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

An attractive three bedroom semi detached home situated in sought after turning in Great Baddow, within a stones throw of local amenities and just a short drive/bus ride to Chelmsford city centre. This property offers three bedrooms and a bathroom/separate W.C to the first floor. To the ground floor there is a good size lounge, in addition a modern open plan kitchen/diner overlooking the garden. Externally the property features the benefit of driveway parking and to the rear a spacious private garden. In the writers opinion, there is good scope for a rear extension subject to the normal planning constraints. Energy rating E.

FIRST FLOOR

Landing

Window to rear. Stairs to ground floor.

Bedroom One 12'8 x 10'5 (3.86m x 3.18m)

Window to front. Radiator. Laminate flooring.

Bedroom Two 11'10 x 7' (3.61m x 2.13m)

Window to front. Radiator. Fitted cupboard.

Bedroom Three 8'7 x 8'5 (2.62m x 2.57m)

Window to rear. Radiator.

Bathroom

Obscure window to rear. Radiator. Bath with electric shower over. Airing cupboard housing water cylinder.

Separate W.C

Obscure window to rear. Radiator. Comprising of a wash hand basin and close coupled W.C. Tiled floor.

GROUND FLOOR

Hallway

UPVC front door. Radiator. Tiled floor. Door to:-

Lounge 15'6 x 10'11 (4.72m x 3.33m)

Window to front. French doors to garden. Radiator. Open feature ornate fireplace with slate hearth. Two fitted storage cupboards.

Kitchen 21'10 x 10'4 (6.65m x 3.15m)

Window to front and rear. Door to rear. Two radiators. Range of base and eye level units incorporating sink unit and drainer. Integral dishwasher. Space and plumbing for washing machine. Space for double cooker and American style fridge/freezer. Under stairs cupboard housing gas central heating boiler.

EXTERNAL

Rear Garden

Patio seating area. Remainder laid to lawn with various flowers and shrubs. Side access gate to front.

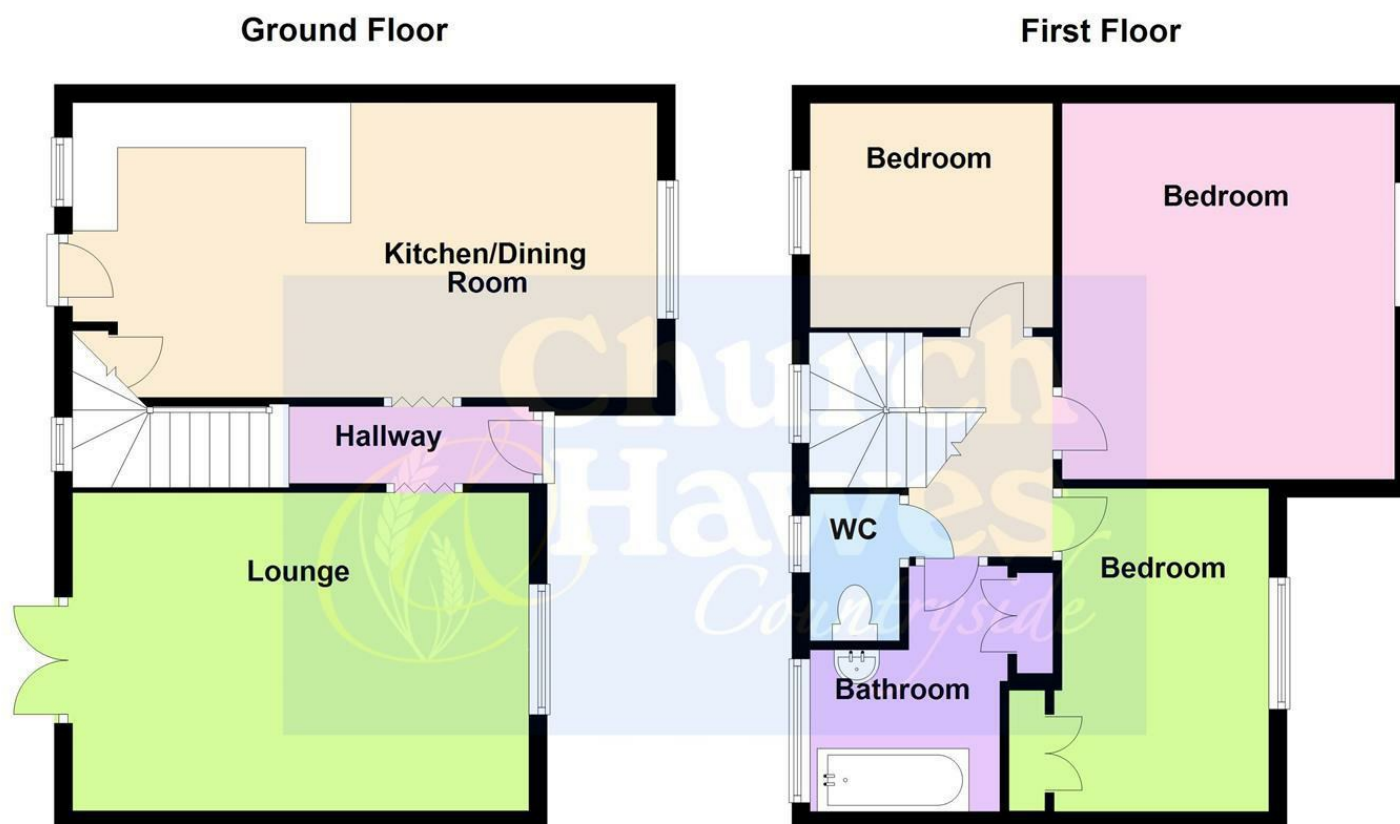
Front

Driveway providing off road parking for two vehicles.

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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