



15 Wood Dale, Great Baddow, Chelmsford, Essex, CM2 8EZ

- Two Bedrooms
- Ground Floor Masionette
- Garage
- Fitted Kitchen
- Living Room
- Bathroom
- Gas Fired Central Heating
- Communal Gardens
- Parking
- No Onward Chain



PROPERTY DESCRIPTION

Located within the popular location of Great Baddow and being offered with no onward chain is this two bedroom, ground floor maisonette. The property offers bright and airy accommodation with an entrance hall, living room, fitted kitchen, bathroom and spacious bedrooms. Externally the property has the added benefit of it's own garage, communal garden and parking.

The property is conveniently located to the South of Chelmsford City Centre in the highly desirable area of Great Baddow. Great Baddow offers a selection of sought after schools, easy access to the A12 and A130 for commuting and a selection of parks and open green recreational areas. The Vineyards shopping centre is located within 0.3 miles and provides a number of day to day amenities. Shopping facilities include - Co-op supermarket, post office, butchers, bakers and greengrocers, adjacent library and nearby doctors surgery. Nearby Maldon Road provides a local farm shop which sells fresh fruit and vegetable produce from local farms. There is a regular bus service or Sandon Park and Ride is located with 1.5 Miles walking distance which provides access to Chelmsford City Centre and its mainline train station which provides a direct service in Stratford and London Liverpool Street (journey time approximately 35 minutes). Chelmsford's City Centre offers a wider range of shopping facilities, numerous restaurants, thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas, pedestrianised high street. two shopping precincts, retail parks as well as several designer stores in the popular Bond Street. Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure Centre, a selection of sports clubs can be found in the Great Baddow area at both Chelmer Park and Baddow Recreational Ground.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leading through to;

Entrance Hall

Built in storage cupboards, airing cupboard, access to;

Living Room

10' 8" x 15' 7" (3.25m x 4.75m)

Bay window to front aspect, archway opening through to

Kitchen

Window to rear aspect, range of matching wall and base units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, space for washing machine, cooker and fridge / freezer.

Bedroom One

11' 9" x 9' 8" (3.58m x 2.95m)

Window to rear aspect, built in wardrobe..

Bedroom Two

8' 7" x 13' 7"Max (2.62m x 4.14m Max)

Window to front aspect.

Bathroom

5' 9" x 6' 7" (1.75m x 2.01m)

Obscure window to rear aspect, suite comprising low level WC, pedestal wash hand basin, paneled bath with shower over.

Exterior

Externally the property enjoys a communal garden, parking and a garage in a block.

Agents Note

The property benefits from double glazing throughout and gas central heating.

Broadband - BT Fibre and Sky available.

Council Tax Band - B

EPC - D

Lease Details

Lease - 957 years remaining

Service Charge; & Ground Rent £1260 per annum.

To be confirmed by Solicitors.

Viewings

By prior appointment with Balch Estate Agents.

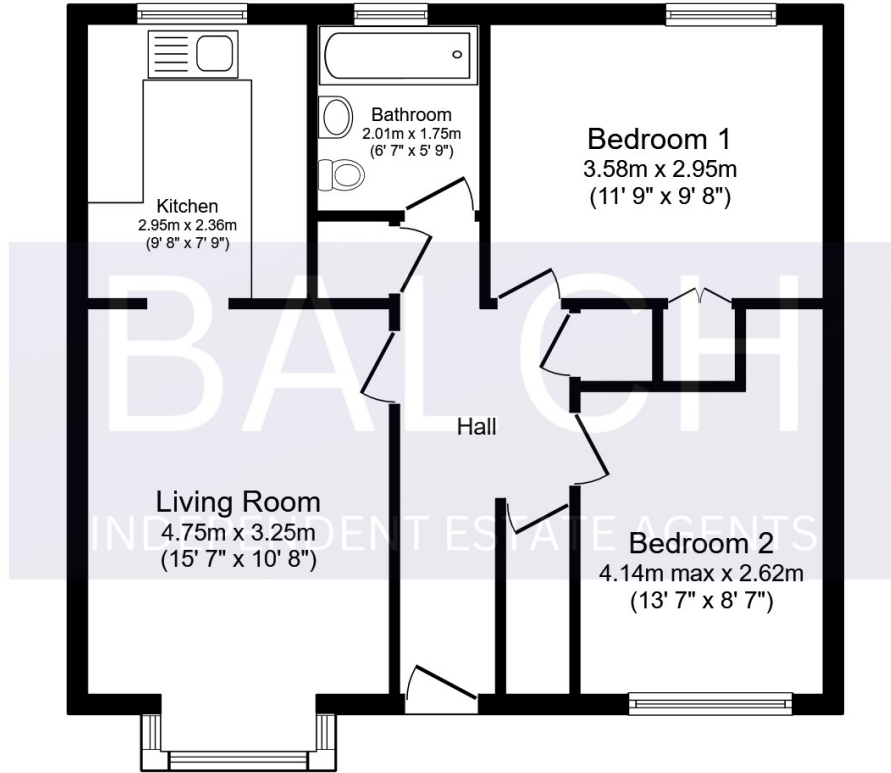
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Referrals

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.




FLOORPLAN & EPC



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Chelmsford
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