

FOR SALE

Offers in Excess of £372,000 Freehold



60 Maltings Road, Great Baddow, Chelmsford, Essex, CM2 8HP

- THREE BEDROOM SEMI DETACHED
- OPEN PLAN LOUNGE/KITCHEN
- GROUND FLOOR BATHROOM
- FIRST FLOOR CLOAKROOM
- GOOD SIZE REAR GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- NO ONWARD CHAIN
- VIEWING ESSENTIAL
- DETACHED GARDEN OFFICE



PROPERTY DESCRIPTION

A Three Bedroom Semi Detached house situated in a quiet turning off West Hanningfield Road. The accommodation features a light & spacious hallway, open plan lounge/kitchen and a ground floor bathroom. Upstairs there are three good sized bedrooms and an additional w/c with wash hand basin. The property further benefits from gas central heating, double glazing, off road parking, pleasant rear garden and a Detached Garden Office with power and light connected. NO ONWARD CHAIN (Council Tax Band - C)

The property is situated in Great Baddow and offers easy access to local amenities and bus routes into the City Centre where there are frequent train services to London Liverpool Street as well as everything one would expect from a thriving City Centre.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed side entrance door leads into the entrance hall.

ENTRANCE HALL

Understairs storage cupboard, stairs rising to first floor, double glazed window to front, boiler cupboard, doors to bathroom and open plan lounge/kitchen.

GROUND FLOOR BATHROOM

8' 2" x 4' 11" (2.49m x 1.50m)

Obscure double glazed window to side and rear, low level wc, wash hand basin, panelled bath with shower over.

OPEN PLAN LOUNGE/KITCHEN

23' 0" x 12' 10" (7.01m x 3.91m)

LOUNGE AREA

Double glazed bay window to front, inset electric fireplace, access to

KITCHEN AREA

Fitted with a range of base and wall mounted storage cupboards, double glazed window and door to rear, stainless steel sink unit, washing machine, integrated electric oven and gas hob with extractor over, space for fridge/freezer.

FIRST FLOOR LANDING

Double glazed window to side, loft access, doors to:

FIRST FLOOR CLOAKROOM

Low level wc, wash hand basin

BEDROOM ONE

12' 6" x 9' 2" (3.81m x 2.79m)

Double glazed window to front, storage cupboard.

BEDROOM TWO

11' 10" x 8' 6" (3.61m x 2.59m)

Double glazed window to rear

BEDROOM THREE

9' 2" x 8' 10" (2.79m x 2.69m)

Double glazed window to rear

EXTERIOR

To the front of the property there is off road parking with a shared access that leads to the rear garden. The rear garden commences with a patio area with the remainder being laid to lawn, brick built storage shed and a recently built Detached Garden Office (15'7 x 8'4) with power and light connected.

SERVICES

ALL MAIN SERVICES ARE CONNECTED

VIEWINGS

By prior appointment with BALCH ESTATE AGENTS .

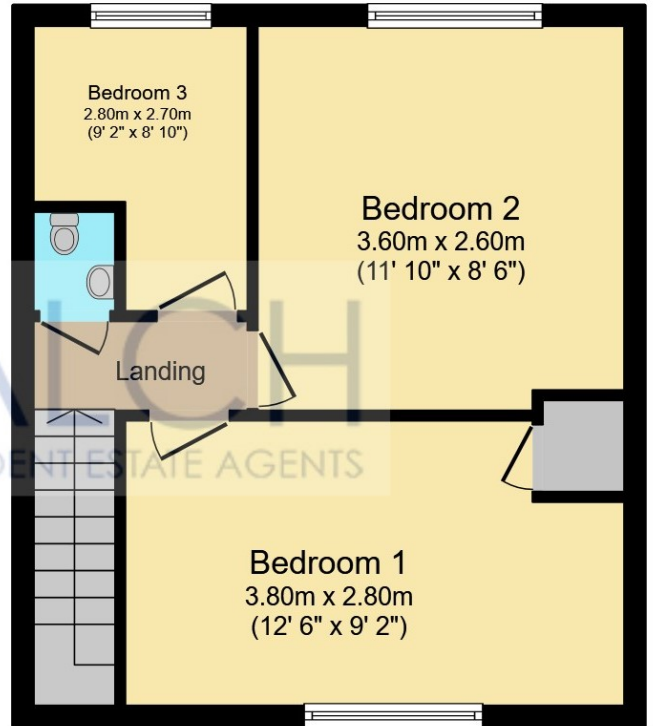
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.





Ground Floor

Floor area 39.4 sq.m. (424 sq.ft.) approx



First Floor

Floor area 38.7 sq.m. (417 sq.ft.) approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chelmsford
Hospital Approach, Chelmsford, CM1 7FA
01245 258866
selling@balchagents.com