

Church Street, Great Baddow, Chelmsford, Essex, CM2 7HX



Energy Efficiency Rating E



£295,500

Church Street, Great Baddow, Chelmsford, Essex, CM2 7HX



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		88
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E	53	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Bond Residential are delighted to offer for sale this character cottage situated in the heart of Great Baddow.

The property offers a lounge/diner with feature fireplace, fitted kitchen and luxury fitted ground floor bathroom. To the first floor there are two double bedrooms. Outside the property benefits from a lovely size established rear garden which is laid to lawn with mature shrubs and hedging to borders.

Great Baddow is a popular area with homebuyers and 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 Schools, there is also Sandon Park & Ride station and Vineyards Shopping centre. Chelmsford offers some of the most highly regarded 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 including Riverside Ice Rink and leisure centre. Chelmsford railway station provides regular services to London Liverpool Street with journey times of around 40 minutes.

- **Character Terrace Cottage**
- **Lounge/Diner**
- **Fitted Kitchen**
- **Ground Floor Bathroom**
- **Two Bedrooms**
- **Gas Central Heating**
- **Established Rear Garden**

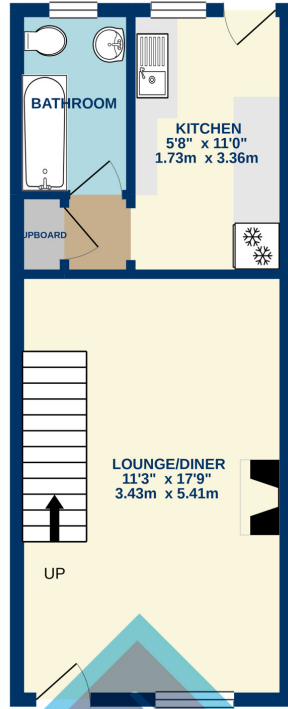


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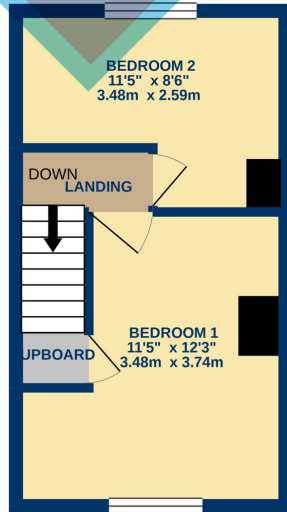
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN



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