



5 Friars Close, Great Baddow, Chelmsford, Essex, CM2 7FP

- MODERN TWO BEDROOM END TERRACE
- CLOAKROOM
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- FIRST FLOOR SHOWER ROOM
- SMALL MEWS DEVELOPMENT
- GAS CENTRAL HEATING
- CART LODGE PARKING SPACE
- NO ONWARD CHAIN
- VIEWING HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

Located within a small mews development to the south of Chelmsford, within the village of Great Baddow, is this well presented two bedroom end of terrace. The accommodation comprises of an entrance hall, cloakroom, lounge and kitchen/breakfast room to the ground floor with two bedrooms and a shower room to the first floor. The property further benefits from gas central heating, double glazed windows, a pleasant rear garden, a cart lodge parking space to the side of the house and the added benefit of being offered to the market with NO ONWARD CHAIN. (Council Tax Band - C)

Great Baddow offers shopping facilities at the Vineyards along with public houses and restaurants. There are excellent bus routes and a local park and ride to Chelmsford City Centre which offers excellent shopping facilities, entertainments and of course the rail station with connections to London Liverpool Street.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leads into the entrance hall.

Entrance Hall

Stairs rising to first floor, under stairs storage cupboard, doors to:

Cloakroom

Low level wc, vanity wash hand basin.

Lounge

20' 0" x 9' 8" (6.10m x 2.95m)

Double glazed window to front, double glazed french doors to rear garden, electric feature fireplace.

Kitchen/Breakfast room

10' 10" x 8' 11" (3.30m x 2.72m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to rear, sink unit, integrated electric oven and hob with extractor over, integrated fridge/freezer, integrated washing machine and dishwasher, cupboard housing the gas boiler.

Landing

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

Bedroom One

10' 4" x 9' 10" (3.15m x 3.00m)

Double glazed bay window to front, fitted wardrobe.

Bedroom Two

10' 9" x 6' 9" (3.28m x 2.06m)

Double glazed window to rear, storage cupboard.

Shower Room

Obscure double glazed window to front, independent shower cubicle, low level wc, vanity wash hand basin.

Exterior

To the front of the property there is cart lodge parking to the side of the house and a side gate that leads to the rear garden and commences with a patio area, with the remainder being laid to lawn with flower and shrub borders, garden shed to remain, outside tap.

Services

All main services are connected.

Viewings

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

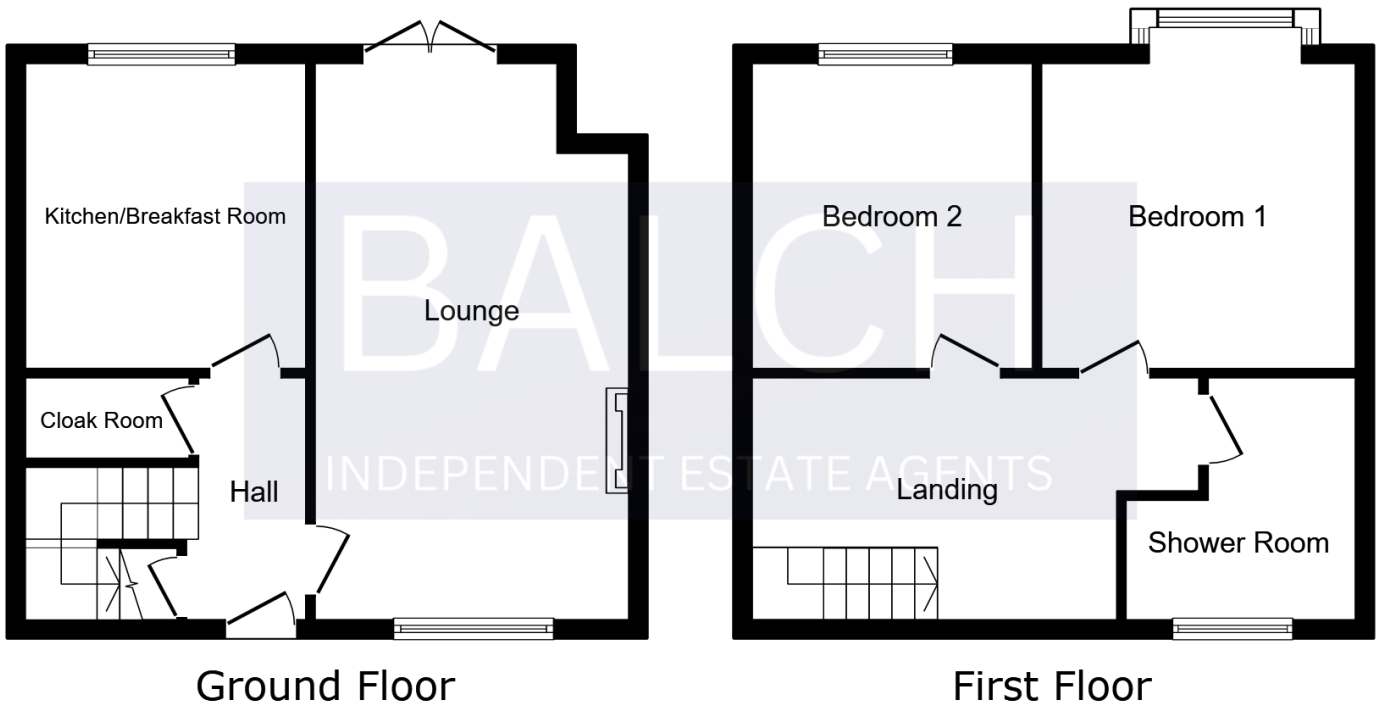
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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



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		87
(69-80)	C	75	
(55-68)	D		
(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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