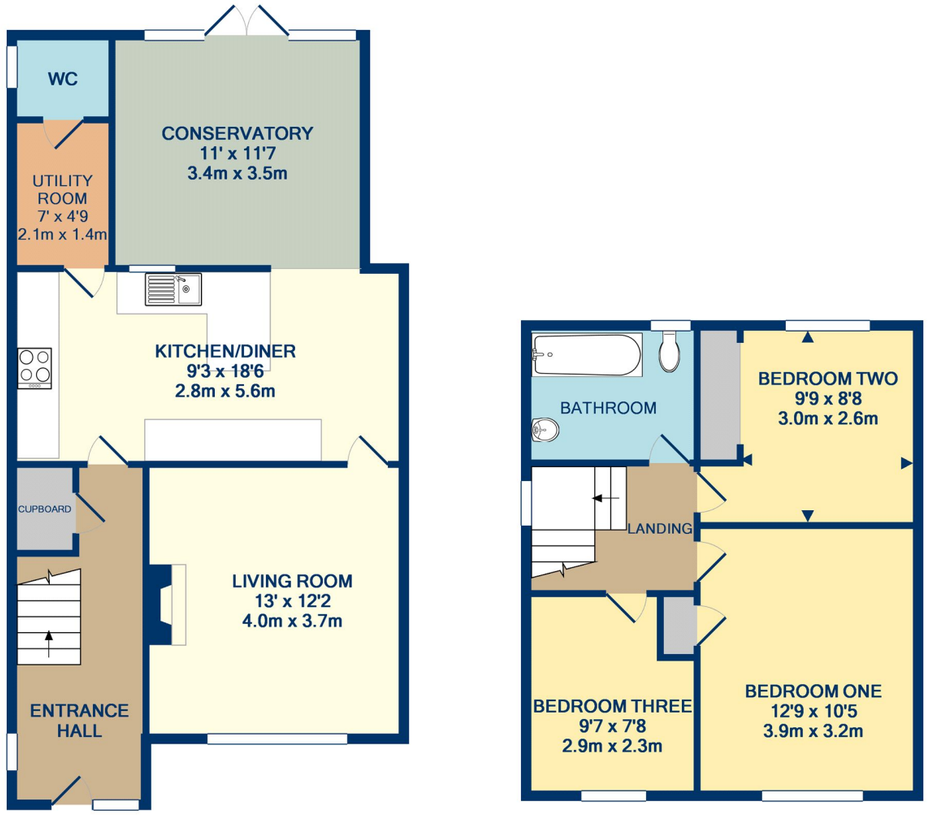
FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 614 SQ.FT.
(57.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1025 SQ.FT. (95.3 SQ.M.)
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bond Residential

Meadgate Avenue, Great Baddow, Chelmsford, CM2 7NH

bond Residential
01245 500599
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43 New London Road, Chelmsford, CM2 0ND

The Property Ombudsman

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008.
Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

Energy Efficiency Rating

2 3 1

Offers in Excess of £290,000

Meadgate Avenue, Great Baddow, Chelmsford, CM2 7NH

£290,000

THE PROPERTY:

This extended and well presented three bedroom end terrace home offers an entrance hall, living room, fitted kitchen/diner, conservatory, utility room and cloakroom.To the first floor there are three bedrooms and a family bathroom. Externally the property features a landscaped front garden, whilst the rear garden is south facing and comprises a paved patio area with a raised decking area and brick built storage shed.

AREA GUIDE:

The property is located on a walkway with open greensward space to the front and children's play area closeby. The property is within walking distance of Meadgate primary school and Meadgate parade offering a selection of local amenities including co-op mini market. Meadgate Avenue offers a regular bus service into Chelmsford city centre and mainline station with a journey time as fast as 30 minutes to London Liverpool St, which is conveniently located within 1.5 miles of the property.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store. Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the newly refurbished Riverside Ice & Leisure. Chelmsford is renowned for its educational excellence and alongside the local schools, it offers two of the country's top performing grammar schools, Writtle agricultural college, Anglian Ruskin University.

- **Double Glazed**
- **Gas Fired Central Heating**
- **South Facing Rear Garden**
- **Walkway Position With Greensward To Front**
- **Viewing Highly Recommended**

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