



1 Pump Hill, Great Baddow, Chelmsford, Essex, CM2 7JT

- END OF TERRACE COTTAGE
- TWO BEDROOMS
- FIRST FLOOR BATHROOM
- EXPOSED BEAMS
- OFF ROAD PARKING
- COURTYARD GARDEN TO SIDE
- NO ONWARD CHAIN
- POTENTIAL TO EXTEND (STP)



PROPERTY DESCRIPTION

A two bedroom end of terrace cottage, situated to the south of Chelmsford within the village of Great Baddow. The property boasts many fine features indicative of its era including exposed beams and studwork and comprises of a lounge and kitchen to the ground floor with two bedrooms and a bathroom to the first floor. The property further benefits from a driveway which provides off road parking for two vehicles and a courtyard garden. No Onward Chain, Potential to Extend S.T.P (Council Tax Band - B)

The property is located within the heart of Great Baddow and is within striking distance of local amenities to include the Vineyards shopping precinct. Chelmsford city centre offers a more comprehensive range of entertainments, shopping amenities and of course the mainline railway station with services to London Liverpool Street.



ROOM DESCRIPTIONS

PROPERTY INFORMATION (WITH APPROXIMATE ROOM SIZES)

LOUNGE

12' 10" x 11' 0" (3.91m x 3.35m)

KITCHEN

10' 0" x 10' 0" (3.05m x 3.05m)

FIRST FLOOR LANDING

BEDROOM ONE

12' 0" x 11' 1" (3.66m x 3.38m)

BEDROOM TWO

7' 1" x 5' 0" (2.16m x 1.52m)

BATHROOM

11' 0" x 4' 0" (3.35m x 1.22m)

EXTERIOR

There is a driveway that provides off road parking, a courtyard garden and a wooden shed to remain.

There is an electrical power point to the front of the property and another in a box at the end of the raised flower bed.

SERVICES

All main services are connected

Viewings

By prior appointment with BALCH ESTATE AGENTS.

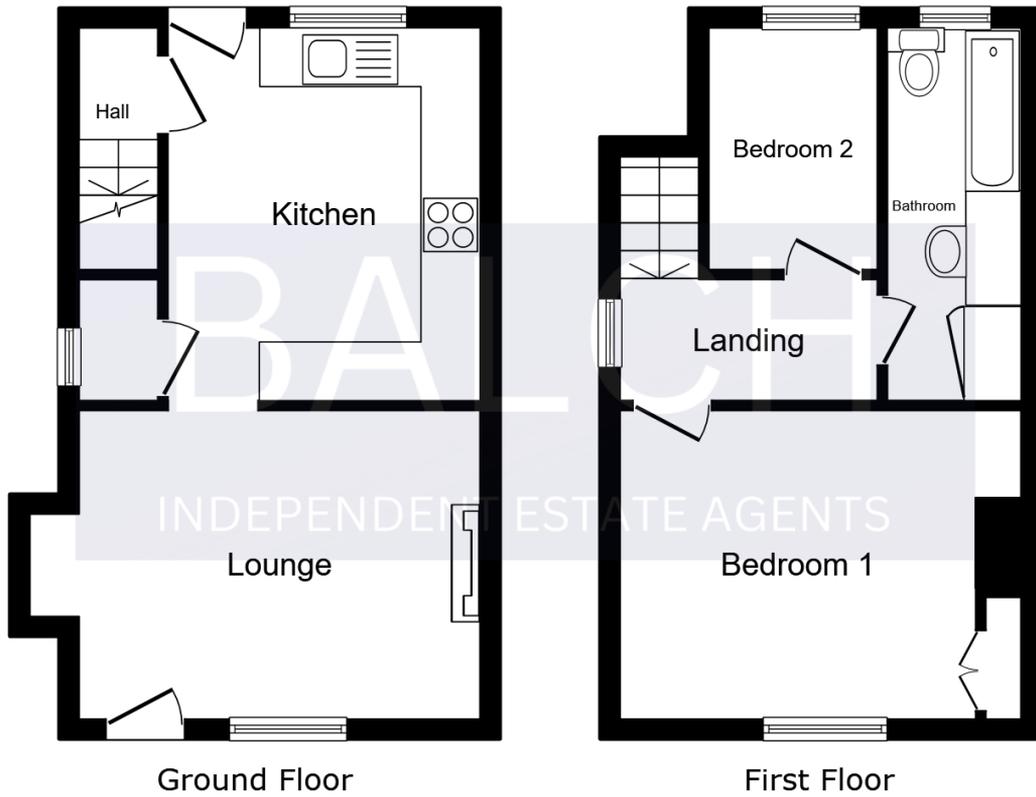
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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		88
(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
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