



Wood Dale, Great Baddow, Chelmsford, Essex, CM2 8EZ

Council Tax Band B (Chelmsford City Council)



Offers in Excess of £240,000 Leasehold

ACCOMMODATION

This first floor maisonette is being offered for sale with no onward chain and comprises of it's own private entrance, living room, kitchen with high gloss white units, two double bedrooms, bathroom with white suite, landing with loft access and ample storage with two built in cupboards and a built in wardrobe to bedroom one. The property also benefits from gas fired central heating and double glazing. Externally the property benefits from a communal garden, garage in block and residents parking spaces.

LOCATION

Great Baddow also offers a wealth of local amenities, including a selection of independent shops, cafes and restaurants, making it the perfect place to call home for families and professionals alike. Great Baddow is a popular location for commuters, with excellent transport links to London and other parts of the country. The village is just a short drive from the A12, which provides easy access to the M25 and other major motorways.

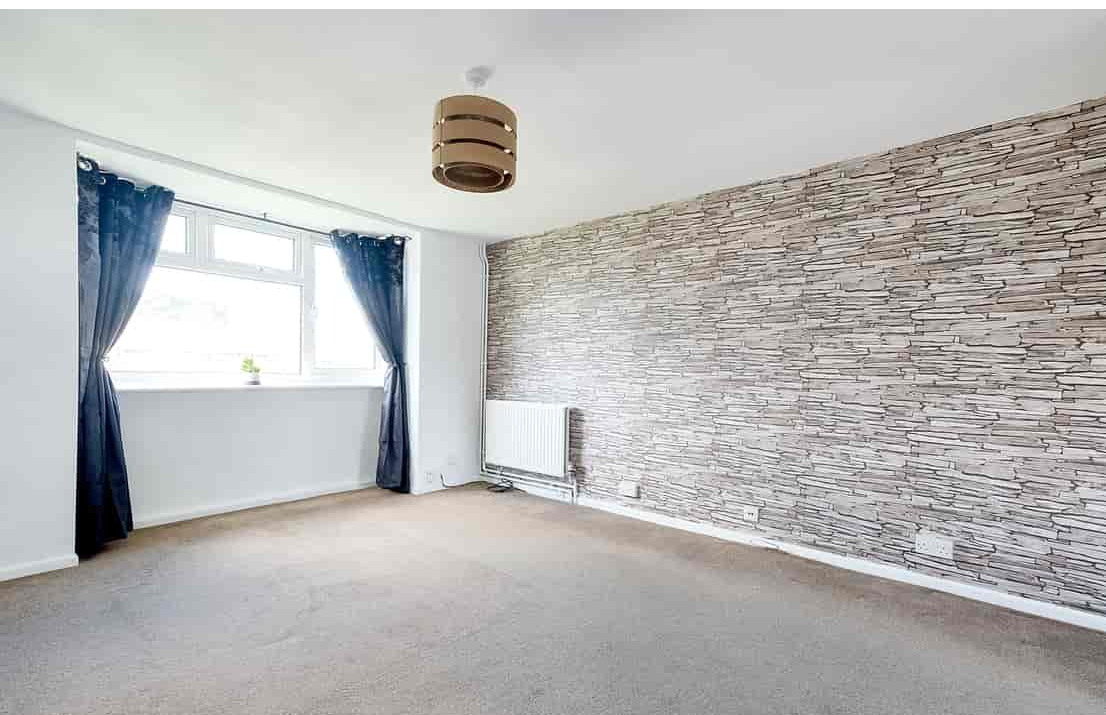
For families with children, Great Baddow offers excellent schools and educational facilities, including several highly-rated primary and secondary schools. Great Baddow also has a range of sports clubs and leisure activities, including football, cricket, and tennis.

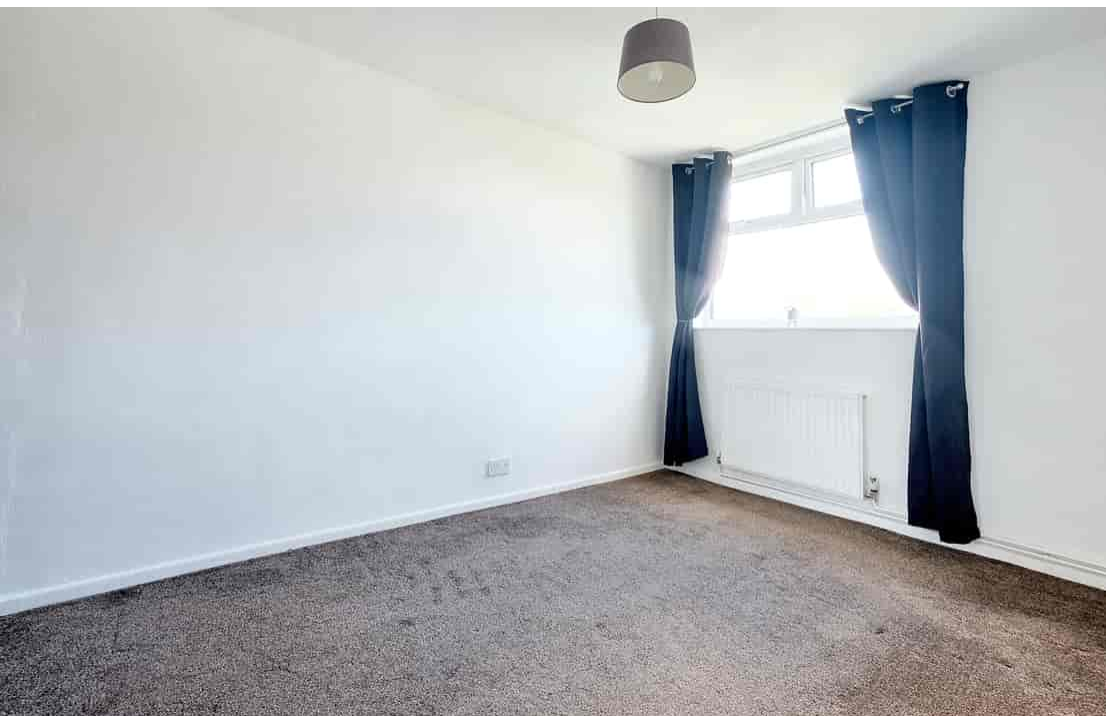
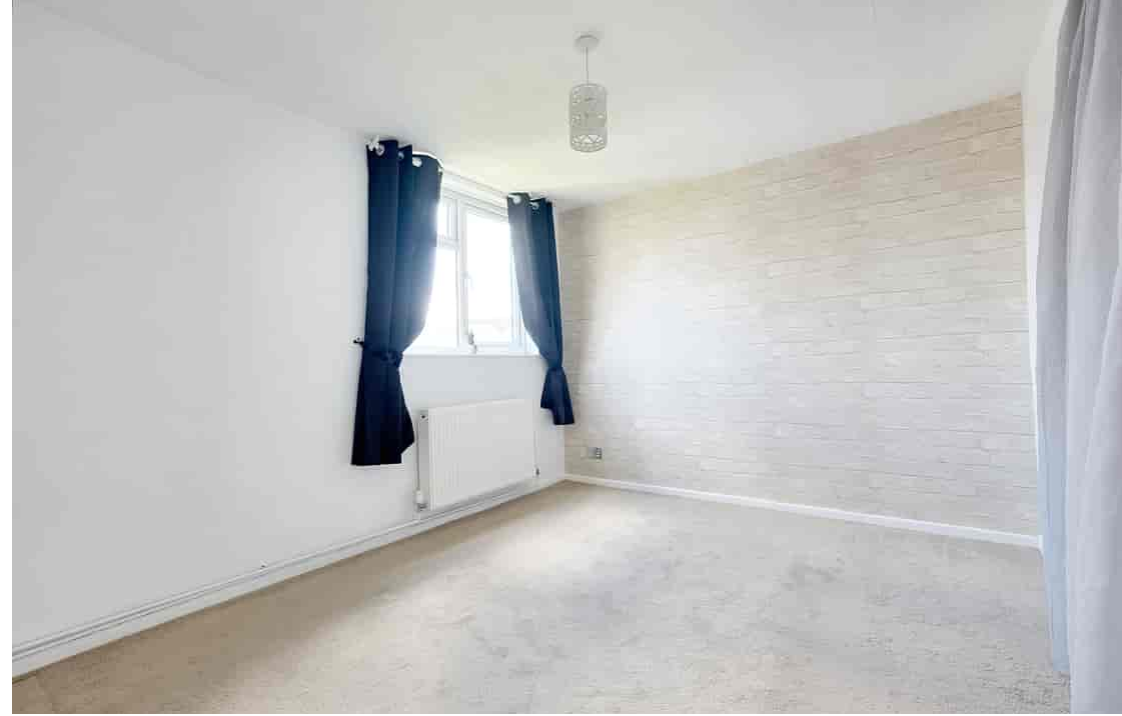
Overall, Great Baddow is a highly desirable location that offers the perfect blend of rural charm and city convenience. With its beautiful countryside, excellent schools, and easy access to London and other major cities, it's no surprise that it is such a popular choice for homebuyers.

The nearby city centre of Chelmsford can be found within 1.5 miles of the property and there is a regular bus service which runs directly along Longmead Avenue which takes you directly into the city centre and mainline station, where trains will get you to London Liverpool St as fast as 32 minutes.

TENURE: Leasehold LEASE: 999 Years from December 1981 GROUND RENT: N/A SERVICE CHARGE: £1260 Per annum COUNCIL TAX BAND: B EPC RATING: C

- First Floor Maisonette
- Two Double Bedrooms
- Bathroom With White Suite
- Garage In Block
- Lease With 957 Years Remaining
- Own Private Entrance
- Kitchen With High Gloss White Units
- Communal Garden
- Residents Parking
- No Onward Chain

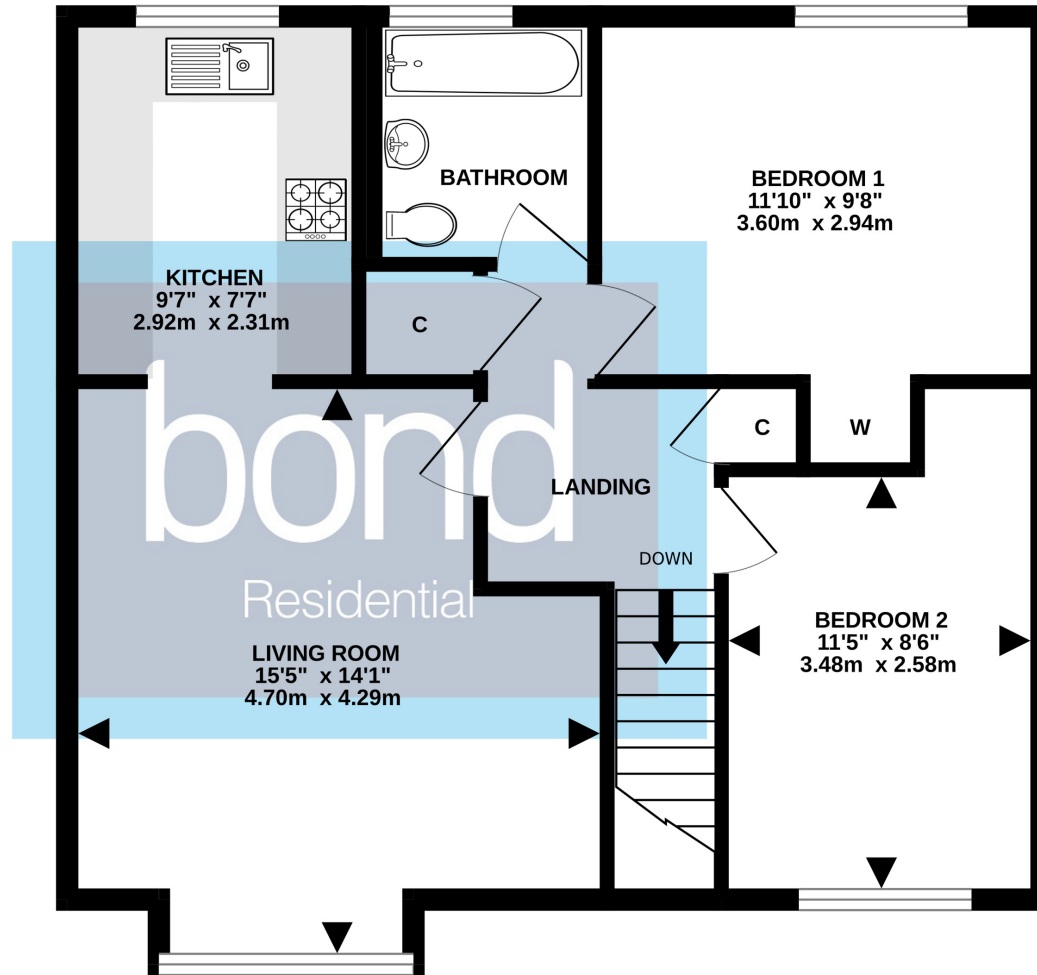
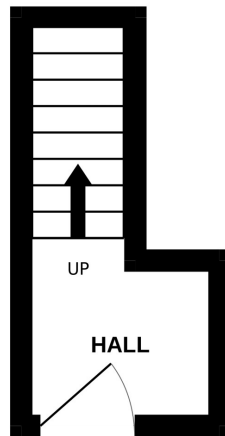






1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.

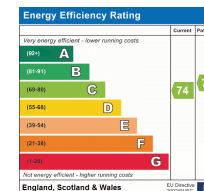
GROUND FLOOR
42 sq.ft. (3.9 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.6 sq.m.) approx.

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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