



# 5 Lodge Avenue, Great Baddow, Chelmsford, Essex, CM2 7EA

- THREE BEDROOM DETACHED FAMILY HOME
- SCOPE FOR EXTENSION (STPP)
- REFITTED CLOAKROOM
- REFITTED FAMILY BATHROOM
- TWO RECEPTION ROOMS
- GARDEN ROOM
- FITTED KITCHEN
- APPROX 75FT REAR GARDEN
- DOUBLE LENGTH GARAGE AND PARKING
- DESIRABLE LOCATION





## PROPERTY DESCRIPTION

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Offered with NO ONWARD CHAIN, a RARE opportunity to acquire a three bedroom detached property in one of the most prestigious roads within Great Baddow and is ideal for refurbishment or extending (STPP). Currently the accommodation comprises of an entrance hall, refitted cloakroom, lounge, dining room, garden room and fitted kitchen to the ground floor with three bedrooms, a shower room off of bedroom one and a refitted family bathroom to the first floor. The property further benefits from gas central heating, a driveway providing off road parking, detached double length garage and a mature rear garden that measures approximately 75ft in depth. (Council Tax Band - E)

The property is within walking distance of The Vineyards shopping precinct for day-to-day shopping requirements, range of restaurants and public houses. Bus routes connect into Chelmsford City Centre offering multiple shopping facilities and main line rail connection to London's Liverpool Street.



## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance hall.

### ENTRANCE HALL

Under stairs storage cupboard, stairs rising to first floor, doors to:

### REFITTED CLOAKROOM

Obscure window to side, heated towel rail, low level wc, vanity wash hand basin.

### LOUNGE

20' 11" x 11' 8" (6.38m x 3.56m)

Double glazed bay window to front, sliding doors to dining room, patio doors to garden room.

### GARDEN ROOM

11' 8" x 10' 3" (3.56m x 3.12m)

Patio doors leading to rear garden.

### DINING ROOM

11' 1" x 8' 5" (3.38m x 2.57m)

Patio door to rear garden.

### KITCHEN

11' 1" x 8' 7" (3.38m x 2.62m)

Fitted with a range of base and wall mounted storage cupboards, sink unit, double glazed window to rear, door to side, space and plumbing for washing machine, space for fridge/freezer, gas boiler.

### FIRST FLOOR LANDING

Loft access, airing cupboard, doors to:

### BEDROOM ONE

18' 2" x 9' 11" (5.54m x 3.02m)

Double glazed window to rear and side, storage cupboard, fitted wardrobes, door to shower room.

### SHOWER ROOM

Vanity wash hand basin, shower cubicle, velux window to front.

### BEDROOM TWO

11' 2" x 8' 9" (3.40m x 2.67m)

Double glazed window to rear, fitted wardrobes.

### BEDROOM THREE

11' 2" x 8' 5" (3.40m x 2.57m) MAX

Fitted wardrobes, double glazed window to rear.

### REFITTED FAMILY BATHROOM

Obscure window to side and front aspect, vanity wash hand basin, low level wc, bath with shower over, heated towel rail.

### EXTERIOR

To the front of the property there is a lawned area and a driveway that provides off road parking and in turn leads to the detached double length garage with power and light connected. The side gate leads to the mature rear garden and measures approximately 75ft in depth and commences with a patio area with the remainder being laid to lawn with a variety of flower, tree and shrub borders, personal door to garage and outside tap.

### SERVICES

ALL MAIN SERVICES ARE CONNECTED

### VIEWINGS

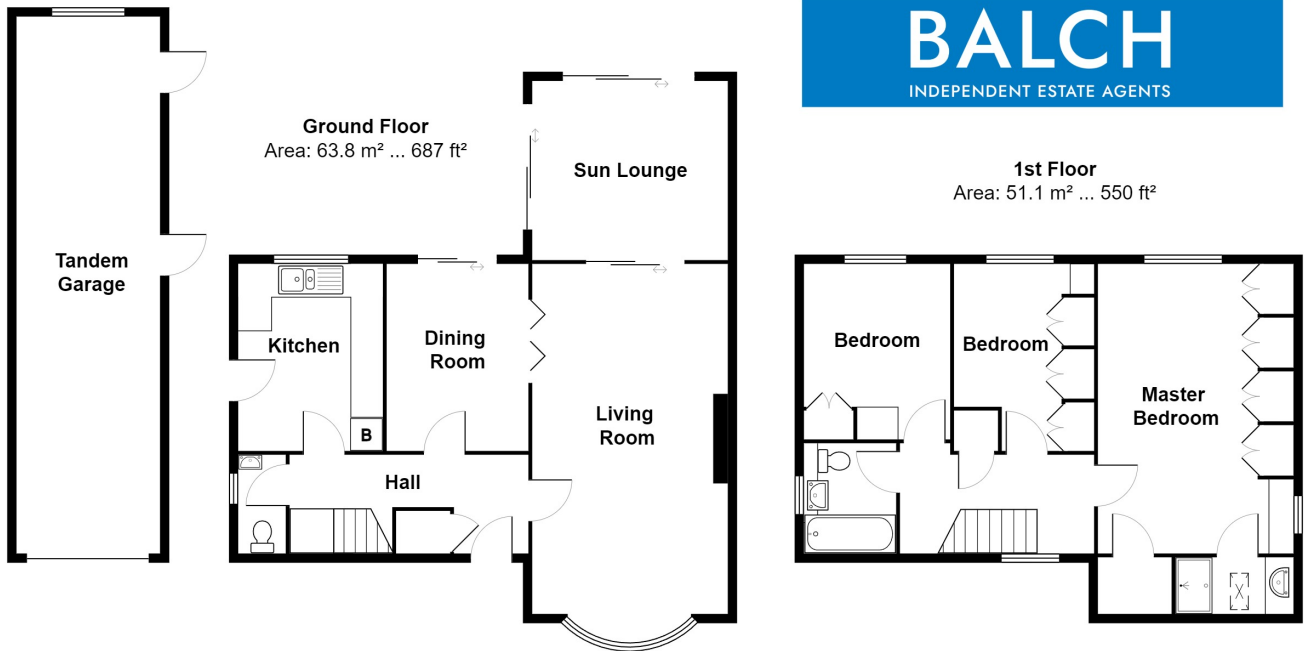
By prior appointment with Balch Estate Agents.

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.





# FLOORPLAN & EPC



Total Area: 140.5 m<sup>2</sup> ... 1513 ft<sup>2</sup>

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	35	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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