

FOR SALE

Guide Price £475,000 Freehold



Duckingstool Cottage, Bell Street, Great Baddow, Chelmsford, Essex, CM2 7JR

- GUIDE PRICE £500,000 - £525,000
- DETACHED CHARACTER COTTAGE
- TWO/THREE BEDROOMS
- 19' LOUNGE
- 21' PRINCIPAL BEDROOM
- MODERN FITTED KITCHEN
- PRIVATE GARDEN
- LOCATED WITHIN THE HEART OF GREAT BADDOW
- OFF ROAD PARKING
- NO ONWARD CHAIN



PROPERTY DESCRIPTION

****GUIDE PRICE £500,000 - £525,000****

Located within the heart of Great Baddow is this beautifully presented detached cottage. The accommodation comprises of an entrance hall, lounge with gas feature fireplace, dining room, fitted kitchen, cloakroom/utility room and bedroom three/study to the ground floor with two bedrooms and shower room to the first floor. The property further benefits from gas central heating, a driveway providing off road parking and a secluded private garden.

Duckingstool Cottage is hidden away 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. NO ONWARD CHAIN (Council Tax Band - D)



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leads into entrance lobby.

Entrance Hall

Door to lounge and dining room.

Lounge

19' 5" x 11' 2" (5.92m x 3.40m)

Two double glazed windows to front, gas feature fireplace with brick surround.

Dining Room

11' 3" x 8' 9" (3.43m x 2.67m)

Double glazed french doors to front, stairs rising to first floor, gas feature fireplace with brick surround, door to kitchen.

Kitchen

11' 8" x 7' 6" (3.56m x 2.29m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to front, space for rangemaster cooker, space for fridge/freezer, integrated dishwasher, ceramic sink unit, integrated microwave, door to inner lobby.

Inner Lobby

Storage cupboard, archway to kitchen, double glazed window to side, door to cloakroom/utility and door to bedroom 3/study.

Cloakroom/Utility Room

Low level wc with built in wash hand basin, heated towel rail, space and plumbing for washing machine, space for tumble dryer, cupboard housing the Vaillant gas combination boiler.

Bedroom Three/Study

7' 9" x 7' 5" (2.36m x 2.26m)

Double glazed window to front.

First Floor Landing

Cast iron feature fireplace, double glazed window to front, doors to:

Bedroom One

21' 4" x 11' 3" (6.50m x 3.43m)

Two double glazed windows to front, cast iron feature fireplace, fitted wardrobes.

Bedroom Two

11' 9" x 7' 8" (3.58m x 2.34m)

Fitted wardrobe, double glazed window to front, loft access.

Shower Room

8' 8" x 8' 2" (2.64m x 2.49m)

Independent shower cubicle, wash hand basin, low level wc, double glazed window to rear, heated towel rail.

Exterior

The property can be accessed from Bell Street via the entrance gate or the double gates providing vehicular access to the driveway which is surrounded by picket fencing. The remainder of the garden offers a private setting with a range of mature flower, trees and shrubs and garden shed.

Services

All main services are connected.

Viewings

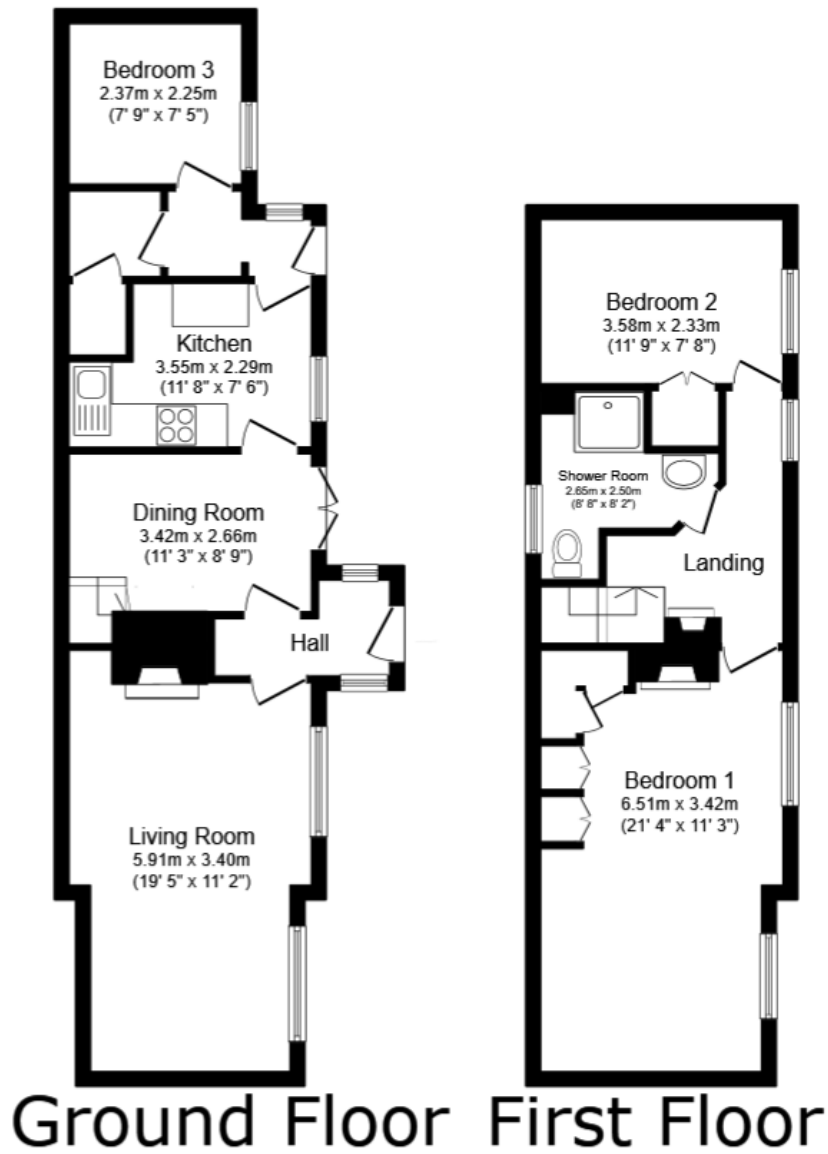
Strictly through the Vendor's agents, BALCH ESTATE AGENTS.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	52
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	