

FOR SALE

£365,000 Freehold



# 11 Jackson Place, Great Baddow, Chelmsford, Essex, CM2 9SF

- TWO BEDROOM SEMI DETACHED BUNGALOW
- CUL DE SAC LOCATION
- LOUNGE AND SEPARATE DINING AREA
- FITTED KITCHEN
- BATHROOM
- OFF ROAD PARKING
- DETACHED GARAGE
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- VIEWING ESSENTIAL



## PROPERTY DESCRIPTION

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Being offered to the market with NO ONWARD CHAIN is this extended two bedroom semi detached bungalow which enjoys a delightful position on the boundaries of this sought after village of Great Baddow. The accommodation comprises of an extended lounge/dining room, kitchen, bathroom, two bedrooms, gas central heating, a driveway leading to a detached single garage (measuring 18ft x 8ft6) and a well tended, mature rear garden. (Council Tax Band - C)

The village of Great Baddow is within easy striking distance for all those everyday needs and of course bus services are close at hand serving the city centre for more comprehensive amenities to include mainline station. Close by is a good selection of schooling for all age groups.



## ROOM DESCRIPTIONS

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### Property Information

(With approximate room sizes)

Side entrance door leads into the entrance hall.

### Entrance Hall

Loft access, doors to:

### Bedroom One

14' 0" x 9' 11" (4.27m x 3.02m)

Double glazed bay window to front, fitted wardrobes.

### Bedroom Two

8' 7" x 7' 7" (2.62m x 2.31m)

Double glazed window to front.

### Bathroom

Obscure double glazed window to side, panelled bath with shower over, wash hand basin, low level wc.

### Lounge/Dining Area

20' 6" x 12' 10" (6.25m x 3.91m)

Narrowing to the dining area 8ft 3 - with patio doors overlooking and leading to the gardens, door to kitchen.

### Fitted Kitchen

11' 4" x 8' 11" (3.45m x 2.72m)

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

### Exterior

To the front of the property there is a driveway that provides off road parking and side access which leads to the single garage with up and over door. The rear garden commences with a patio area with the remainder being laid to lawn with flower, tree and shrub borders.

### Services

All main services are connected.

### Viewing

By prior appointment with Balch Estate Agents on 01245 258866.

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 or 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



TOTAL APPROX. FLOOR AREA 585 SQ.FT. (54.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         | 88                      |
| (69-80) <b>C</b>                            | 69      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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