

Wood Dale

Great Baddow, Chelmsford, CM2

In the region of £215,000




Boasting TWO DOUBLE BEDROOMS, a spacious lounge diner, a VERY LONG LEASE, private parking and a GARAGE is this well presented ground floor maisonette, ideally located in the heart of Great Baddow. Also offering a refitted kitchen, MODERN BATHROOM, and unoverlooked communal gardens. Ideal for first time buyers!!




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These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

Boasting TWO DOUBLE BEDROOMS, a spacious lounge diner, a VERY LONG LEASE of 964 years, private parking and a GARAGE is this well presented end terraced ground floor maisonette, ideally located in the heart of Great Baddow. Also offering a refitted kitchen, MODERN BATHROOM, unoverlooked communal gardens, and gas central heating with a combi boiler!

Ideal for first time buyers and buy to let investors, and situated within walking distance to local schools, shops and speedy bus links to the city centre.

VIEWINGS ARE HIGHLY RECOMMENDED!

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE HALL:

UPVC entrance door to side, doors to lounge diner, bedroom one, bedroom two, bathroom, airing cupboard, large understairs cupboard, wood effect flooring.

LOUNGE/DINER: (15'11" x 14'4" > 11'4")

Double glazed square bay window to front, door to kitchen, two radiators, wood effect flooring.

KITCHEN: (9'11" x 7'10")

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for under counter fridge & freezer, washing machine, cooker, boiler to wall, part tiled walls.

BEDROOM ONE: (11'9" x 8'10")

Double glazed window to front, built in wardrobe/cupboard, radiator.

BEDROOM TWO: (11'10" x 8'4")

Double glazed window to rear, built in wardrobe, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, panel bath with shower over, pedestal hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

EXTERIOR:

Allocated parking for one car, plenty of additional on street parking, well kept communal lawns to rear, front and side.

Single Garage in block.

LEASEHOLD INFORMATION:

Very competitive service charge - only £100 per month approx including buildings insurance.

NO Ground rent.

964 years approx remaining on lease!!

AGENTS NOTES

If you have any further questions regarding this property, please call 01245 269 777.

DISCLAIMER:

At Hamilton Piers we aim to ensure our sales particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification. No guarantee as to their operating ability or efficiency is given. All measurements are a guide only and, therefore, can be approximated in some cases. Fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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