



3 Hollywood Close, Great Baddow, Chelmsford, Essex, CM2 8DU

- BEING IN NEED OF SOME GENERAL UPDATING AND MODERNISATION
- THREE BEDROOM FAMILY HOME
- LOUNGE/DINER
- KITCHEN
- FIRST FLOOR BATHROOM AND SEPARATE WC
- DRIVEWAY AND GARAGE
- POPULAR LOCATION - CLOSE TO SHOPS AND SCHOOLS
- NO ONWARD CHAIN
- PLEASANT FRONT AND REAR GARDENS
- VIEWING HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

Being in need of some general updating and modernisation, is this three bedroom family home. The accommodation comprises of a 23' lounge/diner and kitchen to the ground floor with three bedrooms and a family bathroom and separate wc to the first floor. The property further benefits gas central heating, a driveway providing off road parking, a larger than average garage and pleasant front and rear gardens. NO ONWARD CHAIN (Council Tax Band - D)

The property is conveniently located to the South of Chelmsford City Centre in the highly desirable area of Great Baddow. Great Baddow offers a selection of sought after schools, easy access to the A12 and A130 for commuting and a selection of parks and open green recreational areas. Baddow Hall infant and junior schools are located within 0.6 miles of the property, Great Baddow High and the Sandon School are just over a mile from the property. The Vineyards shopping centre provides a number of day to day amenities and is within walking distance or a short bus journey. Shopping facilities include; Co-op supermarket, post office, butchers, bakers and greengrocers, adjacent library and nearby doctors surgery. Nearby Maldon Road provides a local farm shop which sells fresh fruit and vegetable produce from local farms. A regular bus service runs from Longmead Avenue (a short walk from the property) and Sandon Park and Ride is located with 1.2 Miles walking distance which provides access to Chelmsford City Centre and it's mainline train station which provides a direct service in Stratford and London Liverpool Street (journey time approximately 35 minutes). Chelmsford's City Centre offers a wider range of shopping facilities, numerous restaurants, thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas, pedestrianised high street. two shopping precincts, retail parks as well as several designer stores in the popular Bond Street. Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure Centre, a selection of sports clubs can be found in the Great Baddow area at both Chelmer Park and Baddow Recreational Ground.



ROOM DESCRIPTIONS

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 lounge/diner and kitchen.

Kitchen

11' 10" x 8' 2" (3.61m x 2.49m)

Fitted with a range of base and wall mounted storage cupboards, window and door to rear garden, stainless steel sink unit, space and plumbing for washing machine, space for cooker, space for fridge/freezer.

Lounge/Diner

23' 10" x 11' 9" > 9'10 (7.26m x 3.58m)

Window to front and rear, door to rear, gas feature fireplace and surround.

First Floor Landing

Loft access, obscure window to side, doors to:

Bedroom One

13' 0" x 8' 2" (3.96m x 2.49m)

Window to front, airing cupboard, wardrobe recess.

Bedroom Two

11' 1" x 10' 8" (3.38m x 3.25m)

Window to rear

Bedroom Three

8' 0" x 6' 10" (2.44m x 2.08m) plus door recess window to front, over stairs storage cupboard.

Family Bathroom

Obscure window to rear, panelled bath with shower attachment over, wash hand basin.

Separate WC

obscure window to side, low level wc.

Exterior

To the front of the property there is a driveway that provides off road parking for one vehicle and in turn leads to the larger than average garage that measures 27'1 x 8'0 and also has power connected and where the gas boiler can be found. The rear garden commences with a patio area with the remainder being laid to lawn with flower, tree and shrub borders and personal door to garage.

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

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.

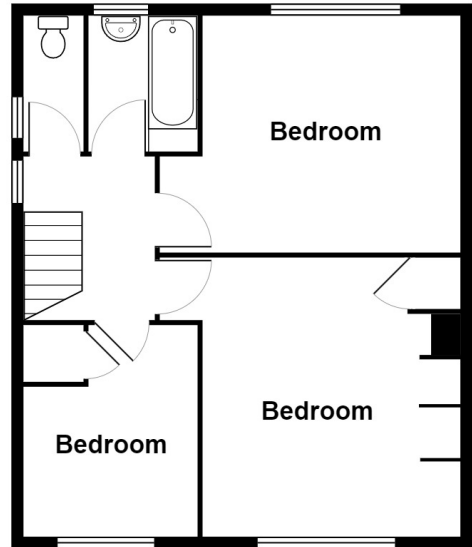
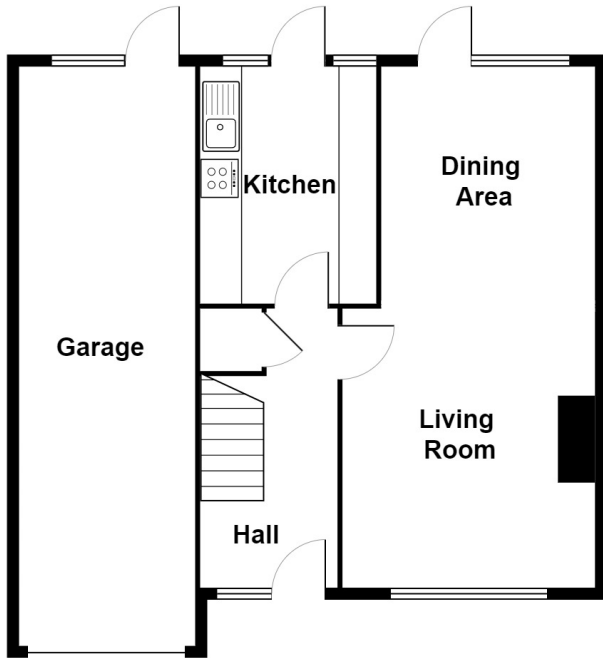


FLOORPLAN & EPC



Ground Floor
Area: 61.0 m² ... 657 ft²

1st Floor
Area: 44.8 m² ... 482 ft²



Total Area: 105.8 m² ... 1139 ft²

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+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chelmsford
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