



## 2 bed end of terrace house to buy in CM2

Maldon Road, Great Baddow, Chelmsford, Essex, CM2 7DN

**£185,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Two Bedroom End Of Terraced
- ✓ Good Location
- ✓ Presented in Very Good Order
- ✓ Shared Patio To Rear
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Arrange a viewing

Thomas Jack Smith  
Branch Manager  
South East Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000

Located on Maldon Road in the popular area of Great Baddow, Chelmsford, this attractive two-bedroom house is presented in lovely condition throughout and offers well-proportioned accommodation arranged over two floors.

The ground floor features a bright and welcoming lounge, enhanced by a charming feature fireplace that provides a real focal point to the room. To the rear is a fitted kitchen with access to a shared rear patio, ideal for outdoor seating. A modern bathroom completes the ground floor layout. Upstairs, the property offers two good-sized bedrooms, both providing comfortable and versatile living space, ideal for a main bedroom and guest room or home office. While the property does not offer private parking, there is street parking available nearby. There is also no private garden, however residents benefit from the shared patio area to the rear. This well-maintained home is ideally suited to a first-time buyer or an investment purchaser, and is conveniently positioned for local amenities, transport links, and Chelmsford city centre.

### Accomadation

Lounge 19FT 2 x 11FT 10  
Kitchen 8FT 11 x 7FT 5  
Bedroom 11FT x 10FT 11  
Bedroom 7FT 10 x 7FT 9

Council tax band - b

Local Authority – Chelmsford City Council

Broadband Availability - Broadband Available with speeds up to TBC mbps

Utilities -  
Mains Electric  
Gas Fired Central Heating, Mains Water  
Mains Sewerage

Construction Type - We understand the property to be of Traditional Construction of Brick.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Both the Marketing Agent and

MONEY LAUNDERING REGULATIONS - Please be advised that all purchasers will need to adhere to current laws of money laundering and they will need to provide Boydens Estate Agents photographic identification and proof of residency identification before any transaction is started to comply with the legislation.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £185,000

Property Type: End of terrace house

Parking: None

Year built: 1920

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: Yes

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

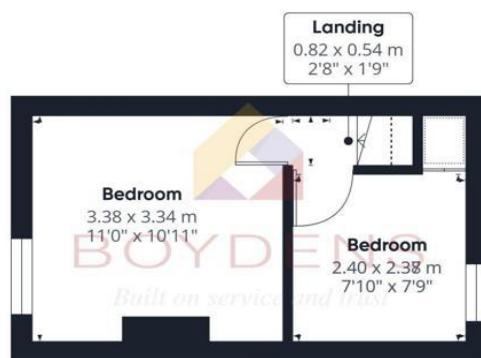
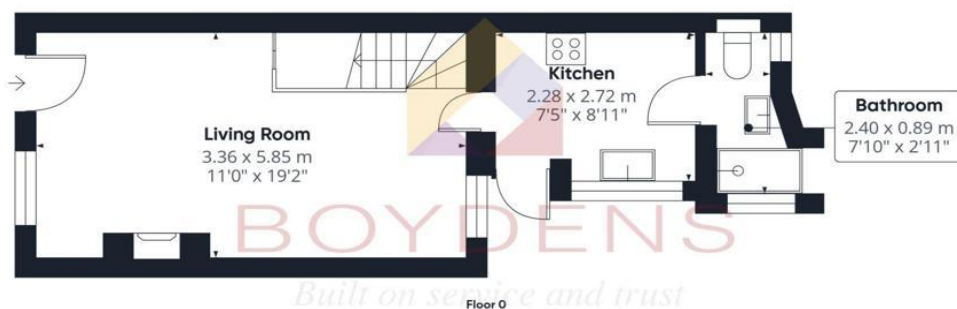
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Approximate total area<sup>(1)</sup>  
42.4 m<sup>2</sup>  
456 ft<sup>2</sup>


(1) Excluding balconies and terraces

Reduced headroom  
— Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, NE28 9NY, Tel: 01634 565510, southeast@pattinson.co.uk, www.pattinson.co.uk**

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