



2 Hillside Cottages North Hill, Little Baddow , Essex CM3 4TE
Guide price £290,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £290,000 - £295,000, CHARACTER COTTAGE IN ENVIABLE VILLAGE LOCATION..... This charming two bedroom cottage is located in the sought after village of Little Baddow. Although requiring modernisation the property is ideal for those looking for a first residence or perhaps someone seeking a smaller property in a lovely setting. Offering two bedrooms to the first floor, whilst to the ground floor is a lounge, kitchen and ground floor bathroom. The property offers a lovely garden which backs on to Heather Hills and offers the scope to create off road parking to the rear, from the main access to Heather Hills. The village of Danbury is just a short drive away and offers a variety of amenities. There are also regular bus services to nearby villages and towns, as well as access to Chelmsford city centre with its mainline station to London Liverpool Street.

FIRST FLOOR

Bedroom One 9'10" x 8'9" (3.01 x 2.67)

Bedroom Two 9'11" x 7'7" (3.03 x 2.32)

GROUND FLOOR

Lounge 13'4" x 9'10" (4.07 x 3.01)
Size inc entrance porch

Kitchen 10'0" x 9'9" (3.07 x 2.98)

Rear Lobby & Bathroom 8'0" x 4'8" (2.44 x 1.44)

EXTERIOR

Rear Garden
Accessed via a private walkway from rear of property. Potential parking to rear.

Agents Notes
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

