



Baddow Road, Chelmsford, CM2 9RA
£295,000

Jenkins
Property

Set in a modern development of this first floor three-bedroom duplex apartment is being sold with no onward chain. First floor incorporates an impressive kitchen/living/dining room and a third bedroom or additional reception. To the first floor there are two additional double bedrooms. Externally the property benefits from two private covered parking spaces, balcony and access to well laid out communal gardens.

- Duplex maisonette
 - Impressive open plan lounge kitchen diner
 - Balcony looking at the communal gardens
 - No onward chain
 - High specification
- Three double bedrooms
 - Centrally placed living room
 - Two private covered parking spaces
 - Fitted to a high specification
 - Semi detached

Private entrance

Reception hallway 19'8" x 29'6" (6'9" x 3'9")

Hallway 42'7" x 13'1" x 19'8" x 22'11" (13'4" x 6'7")

Open Plan Kitchen/Living/ Dining room 55'9" x 13'1" x 52'5" x 26'2" and 19'8" x 13'1" x 62'4" (17'4" x 16'8" and 6'4" x 19'1")

Balcony 9'10" x 6'6" x 29'6" x 26'2" (3'2" x 9'8")

Family bathroom 22'11" x 16'4" x 19'8" x 6'6" (7'5" x 6'2")

Bedroom 3 / Reception 29'6" x 3'3" x 52'5" x 16'4" (9'1" x 16'5")

First floor landing 6'6" x 9'10" x 19'8" x 9'10" (2'3" x 6'3")

Master Bedroom 32'9" x 9'10" x 39'4" x 9'10" (10'3" x 12'3")

Bedroom 2 39'4" x 6'6" x 32'9" x 13'1" (12'2" x 10'4")

Exterior

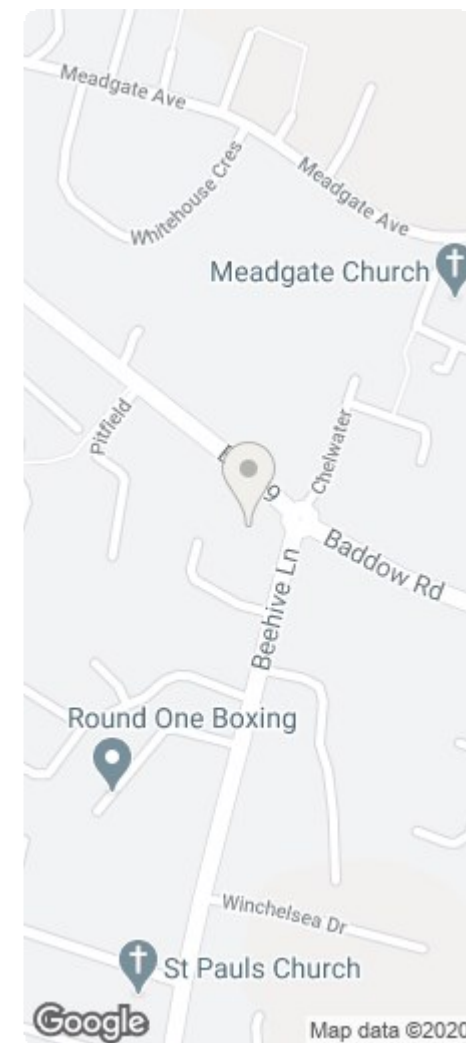
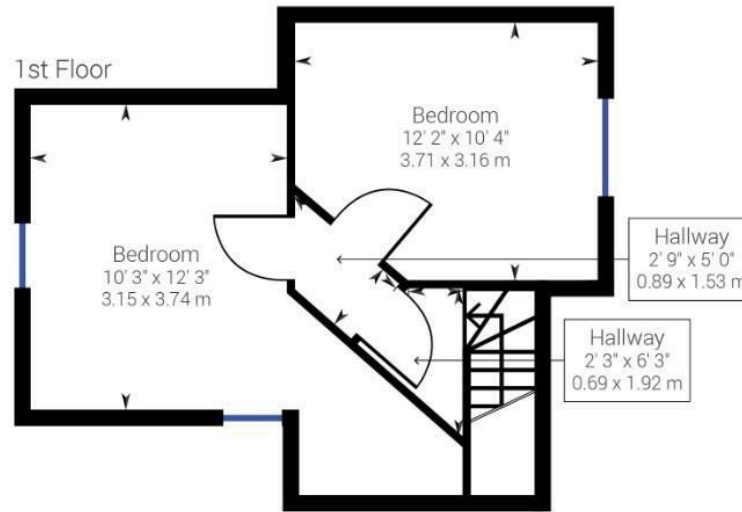
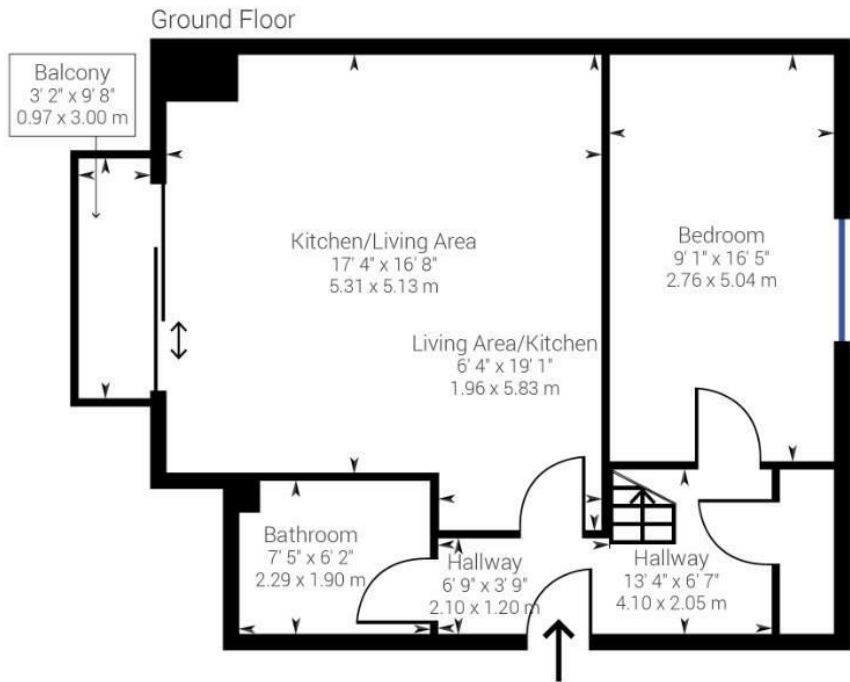
Two private allocated covered parking spaces

Communal gardens

Hallway 6'6" x 9'10" x 19'8" x 9'10" (2'3" x 6'3")

Hallway 6'6" x 29'6" x 16'4" x 0'0" (2'9" x 5'0")





Approximate net internal area: 910.17 ft² (942.32 ft²) / 84.56 m² (87.55 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-110 A	100-110 A	100-110 A	100-110 A
80-100 B	80-100 B	80-100 B	80-100 B
60-80 C	60-80 C	60-80 C	60-80 C
40-60 D	40-60 D	40-60 D	40-60 D
20-40 E	20-40 E	20-40 E	20-40 E
10-20 F	10-20 F	10-20 F	10-20 F
1-10 G	1-10 G	1-10 G	1-10 G

Not energy efficient - higher running costs
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

