

bond
Residential



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High Pastures, Little Baddow, CM3 4TS

Council Tax Band C (Chelmsford City Council)



£269,995 Leasehold

Situated at the end of a pleasant cul-de-sac is this two bedroom retirement bungalow, forming part of a select development of just four similar properties for over 60 female and over 65 Male. The property offers allocated parking for two vehicles and enjoys a southerly aspect well screened communal garden.

ACCOMMODATION

The property is accessed via a canopy porch leading to an L shaped entrance hallway which has the benefit of a coat cupboard and airing cupboard with emersion tank. There is also access to the loft via a loft ladder. There are two bedrooms, a bathroom with shower over bath, wash hand basin and wc, a spacious lounge and dining room with patio doors opening to the garden area and recently replaced patio. There is a refitted kitchen with space for appliances, current appliances may be available via negotiation.

OUTSIDE

To the front is a driveway with two allocated parking spaces. To the rear is a well maintained southerly aspect well screened communal garden providing ample privacy, with a recent patio and brick retaining wall. The rest is laid to lawn with shrub and flower beds. The property also enjoys a plastic storage shed.

The property has electric heating and is connected to mains electric, mains water and mains sewerage.

LOCATION

Little Baddow is an elevated and highly desirable village situated between Danbury to the south and the Chelmer & Blackwater Navigation Canal to the north. Little Baddow & Danbury are famous for their National Trust and Essex Wildlife Trust Protected woodlands and are a haven for ramblers, dog walkers, runners and cyclists with many areas of outstanding beauty. The neighbouring village of Danbury offers a range of local facilities which include a local co-op supermarket, public houses and a parish church, hairdressers, dentist and medical centre. The city of Chelmsford and village of Hatfield Peverel both offer mainline rail stations with links to London and lie approximately 6 miles to the west and north of Little Baddow. Chelmsford city centre offers a vibrant shopping centre as well as an extensive range of recreational and leisure facilities.

LEASE YEARS REMAINING : We are advised that the lease has 60 years remaining.

GROUND RENT : £120 per annum (reviewed every 33 yrs).

SERVICE CHARGE : £776 TBC as subject to change

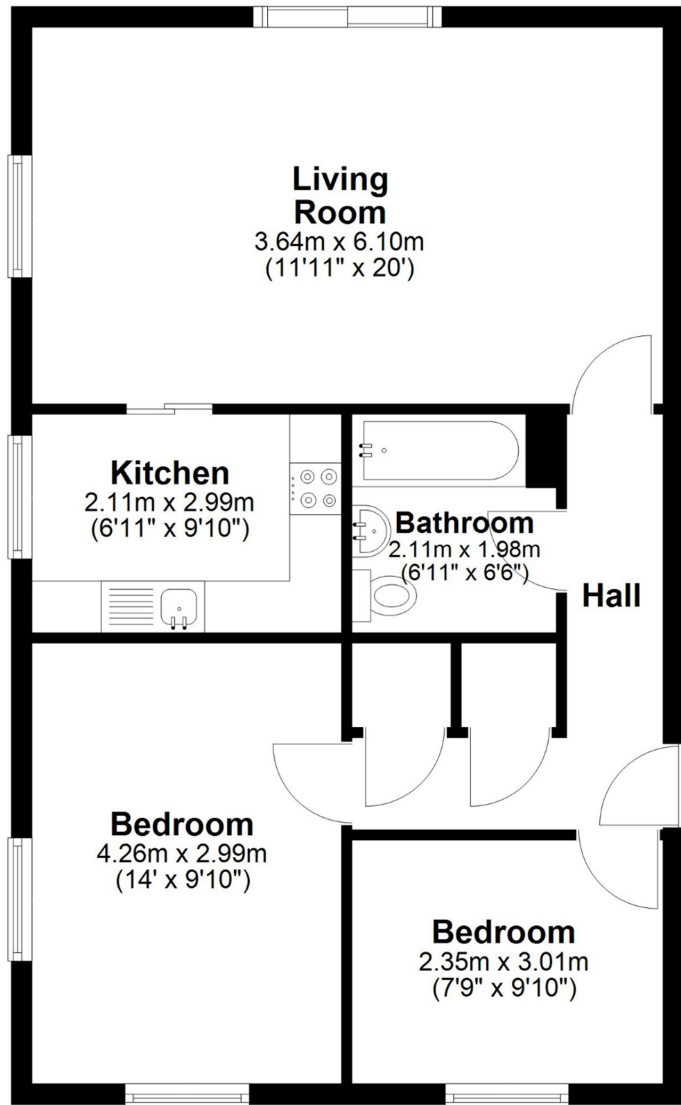
- Two bedroom retirement bungalow
- Living and dining room
- Bathroom wc
- Parking for two vehicles
- Electric heating and double glazed

- Over 60 female and over 65 Male
- Refitted kitchen
- Entrance hallway
- Southerly aspect communal garden
- No onward chain





Ground Floor



APPROX INTERNAL FLOOR AREA
62 SQ M (670 SQ FT)
This floorplan is for illustrative purposes
only and is **NOT TO SCALE**
all measurements are approximate
NOT to be used for valuation purposes.
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