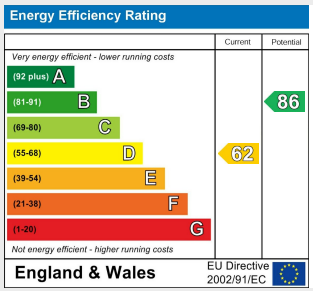
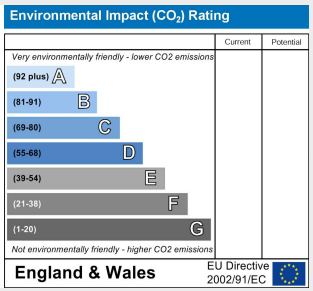
Paul Mason Associates

Galleywood Road, Great Baddow, Chelmsford, CM2 8YT

Guide price £320,000

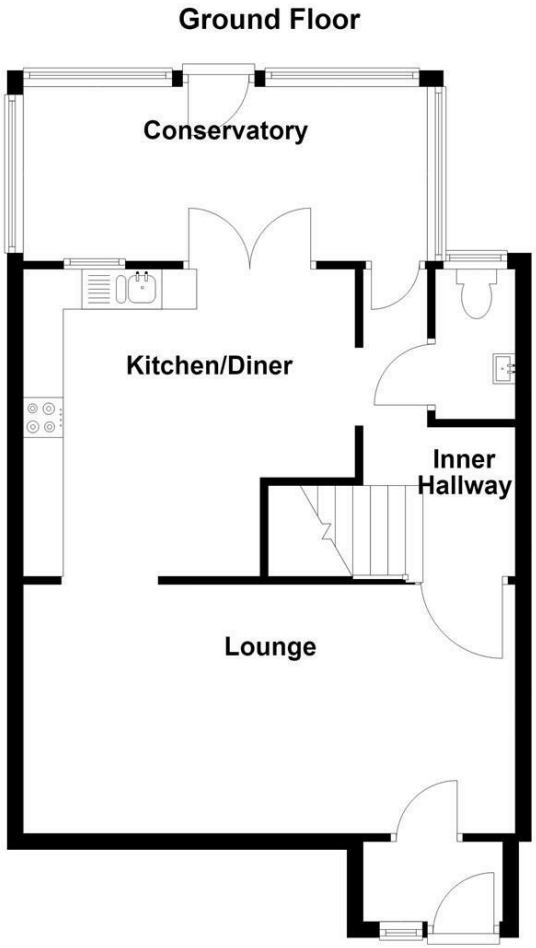
- Three-bedroom terraced home
- Spacious lounge/dining room
- Generous kitchen/breakfast room
- Conservatory overlooking the rear garden
- Ground floor cloakroom
- Scope for modernisation and improvement
- Front and rear gardens
- Single garage plus parking
- Convenient location close to local shops, schools & amenities
- NO ONWARD CHAIN

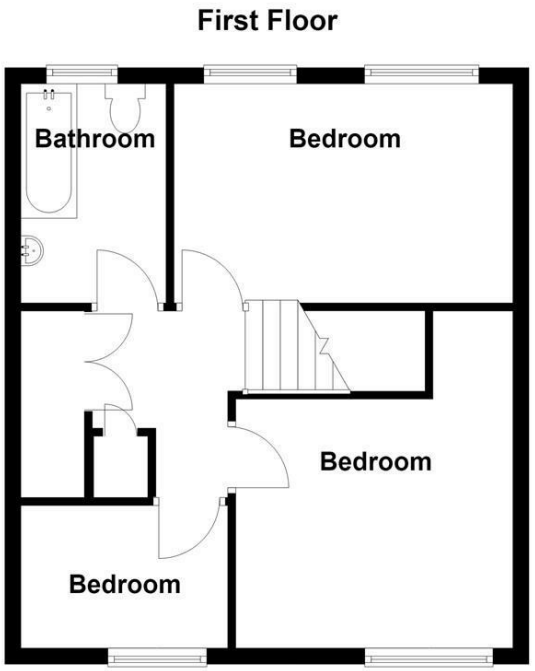




NO CHAIN Gary Townsend at Paul Mason offers this this three-bedroom terraced home situated in a convenient residential location close to local shops, schools and everyday amenities, offering well-proportioned accommodation throughout and presents an excellent opportunity for a purchaser to modernise and personalise to their own taste. The property benefits from a spacious lounge/dining room, kitchen/breakfast room, conservatory, front and rear gardens, a single garage and allocated parking, making it an ideal first-time purchase, family home or investment opportunity.

Situated within the sought-after Great Baddow area of Chelmsford, the property is conveniently positioned close to local shops, schools, parks and everyday amenities. Chelmsford City Centre, mainline railway station and major road links including the A12 and A414 are all easily accessible, making this an excellent location for families and commuters alike.





DISTANCES

Great Baddow High School – 0.2 miles
Larkrise Primary School – 0.3 miles
Beehive Lane Community Primary School – 0.3 miles
Baddow Village Surgery – 0.9 miles
Moulsham High School – 0.9 miles
Chelmsford Railway Station – 1.9 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Lounge / Dining Room

6.00m x 3.15m (19'8" x 10'4")
A spacious reception room offering clearly defined living and dining areas, with a large window and glazed door providing an abundance of natural light. The room is centred around a brick-built fireplace with display shelving and offers excellent versatility for both everyday family living and entertaining, while also presenting scope for contemporary updating.

Kitchen / Breakfast Room

4.12m x 3.94m (13'6" x 12'11")
A generously proportioned kitchen/breakfast room fitted with a range of traditional wall and base units providing ample storage and workspace. The room enjoys direct access to the adjoining conservatory, creating excellent potential for an enlarged open-plan kitchen and family space, subject to any necessary consents. Offering plenty of room for everyday dining, the kitchen presents an ideal opportunity for modernisation and personalisation.

Inner Hall

A practical inner hallway providing access to the principal accommodation and stairs to the first floor, with a glazed door to the conservatory allowing natural light to filter through. The space offers a welcoming transition between rooms and further potential for cosmetic enhancement.

Cloakroom

Conveniently positioned off the inner hall, this cloakroom is fitted with a low-level WC and wash hand basin, complemented by an obscured window providing natural light and ventilation.

Conservatory

5.01m x 2.12m (16'5" x 6'11")
A useful conservatory providing an additional reception area with views over and access to the rear garden. Enjoying excellent natural light, this versatile space is ideal as a garden room, dining area or hobby room, offering year-round enjoyment of the outdoor surroundings and further potential for enhancement to suit individual requirements.

FIRST FLOOR

Landing

Bedroom One

4.49m x 2.93m (14'8" x 9'7")
A generous double bedroom featuring dual windows that allow for excellent natural light throughout the day. Offering ample space for freestanding furniture, the room enjoys a pleasant outlook and provides an ideal principal bedroom with scope for modernisation to suit individual tastes.

Bedroom Two

3.52m x 3.20m (11'6" x 10'5")
A well-proportioned double bedroom enjoying a pleasant outlook through the front-facing window. Bright and versatile, the room offers ample space for bedroom furnishings and would be equally suited as a guest room, home office or hobby room, with further potential for cosmetic updating.

Bedroom Three

2.65m x 2.37m (8'8" x 7'9")
A comfortable single bedroom with a front window, providing a pleasant level of natural light. Ideal as a child's bedroom, nursery, study or home office, with scope for redecoration and enhancement to suit a purchaser's individual requirements.

Family Bathroom

A fitted bathroom currently arranged with a bath, low-level WC and an obscured window providing natural light. While functional, the room offers excellent scope for modernisation and personalisation, allowing a purchaser to create a contemporary bathroom suite to their own specification.

Exterior

Front & Rear Gardens

The property enjoys gardens to both the front and rear, providing pleasant outdoor space with excellent potential for landscaping and enhancement. To the front, a lawned garden creates an attractive outlook, whilst the rear garden has been designed for ease of maintenance with paved and gravelled areas, a timber garden shed, access to the garage and gated access to the rear parking. Ideal for those seeking manageable outdoor space with scope to personalise and create attractive seating or entertaining areas.

Garage & Parking

The property further benefits from a single garage, ideal for secure parking, storage or workshop use, together with a parking space providing convenient off-road parking for residents and visitors alike. The garage and parking arrangements offer practical day-to-day convenience and valuable additional storage capacity. (Please note that Delta Housing own the parking spaces).

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

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