



**Meadgate Avenue, Great Baddow**  
**£300,000**  
**3 - bed terraced house**

**HOME**





**EPC**  
D



**Council Band**  
C (£1,902.00)

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**Bedrooms**  
3



**Bathrooms**  
1

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**Heating**  
Gas Central  
Heating



**Parking**  
On road

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**Outside Space**  
Front & rear  
gardens



**Tenure**  
Freehold

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## Meadgate Avenue

This established terraced house in Great Baddow, Chelmsford is the perfect family home with its convenient location and spacious layout. The property boasts three bedrooms and one bathroom, ideal for a growing family or those looking for extra space.

One of the key features of this property is its proximity to local amenities and schools. With a short 1.5 mile walk to the Railway Station, commuting to work or exploring the nearby areas is a breeze. Additionally, the home is just 0.1 mile away from Meadgate primary school and 0.9 miles away from Baddow High school, making it an ideal location for families with children.

The house itself features a ground floor cloakroom and first floor bathroom, providing convenience and functionality. The double-glazed windows and gas fired central heating ensure comfort and energy efficiency throughout the year. The property also includes a conservatory, perfect for enjoying the outdoors while staying cozy indoors.

Outside, the front and rear gardens offer a peaceful retreat for relaxation and entertaining. The property is also conveniently located on a good bus route, making it easy to explore the surrounding area and beyond.



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### Features

- 1.5 mile walk to the Railway Station
- 0.1 mile walk to Meadgate primary school
- 0.9 mile walk to Baddow High school
- Ground floor cloakroom
- Close to traditional village pubs serving food
- Gas fired central heating via radiators
- Double glazed throughout
- Walking distance of local shops and schools
- Conservatory
- Front and rear gardens
- On good bus route

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### Location

In Chelmsford, Essex, there is no shortage of things to do and see. The city centre is just 1.5 miles away, offering a vibrant mix of shops, restaurants, and entertainment venues.

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### Niceties

Great Baddow has a range of local shops and stores, including The Vineyards shopping square which has a variety of amenities including a Co-op & Greggs.

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### Travel

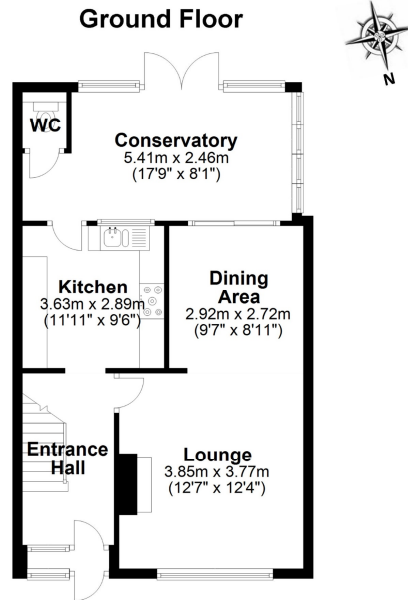
The Park & Ride bus service is just a short drive away offering a regular service to the City centre & Railway Station. Connecting roads link to the A130 & London M25, M11.

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### Schools

The property is just a 0.7 mile walk to Great Baddow High School, a 0.6 mile walk to Larkrise Primary school and a 0.9 mile from Beehive Lane Community Primary School.

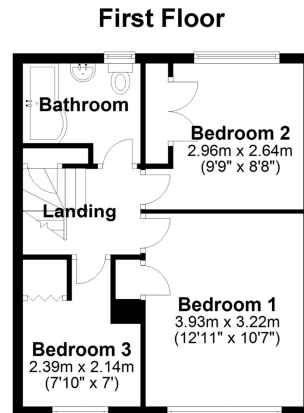
## Floor Plans



APPROX INTERNAL FLOOR AREA  
55 SQ M 587 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
95 SQ M 1014 SQ FT  
This plan is for layout guidance only and is  
**NOT TO SCALE**

Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

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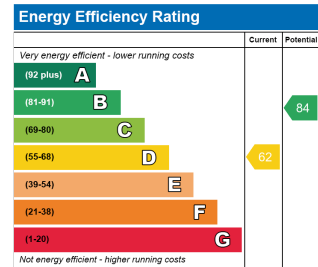


APPROX INTERNAL FLOOR AREA  
40 SQ M 427 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
95 SQ M 1014 SQ FT  
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## EPC Rating



## The Nitty Gritty

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

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thhomepartnership.co.uk

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