

# HOME



**Great Baddow**  
**£375,000**  
**3-bed end terraced house**

## Meadgate Avenue

This family home in Great Baddow is located in a quiet cul-de-sac just a short distance from the bustling High Street, making it the perfect location for a family home. With Chelmsford College just 0.7 miles away, this property is also ideal for students or professionals looking for easy access to education and work.

The property boasts driveway parking and a carport, providing ample space for multiple vehicles. The west facing enclosed rear garden is a peaceful retreat, perfect for relaxing or entertaining guests. Inside, the house features three reception areas, offering plenty of space for family gatherings or entertaining guests. The fitted kitchen and separate utility room provide convenience for everyday living, while the ground floor W.C adds an extra level of comfort. This property is in the catchment area for Meadgate Primary School, making it an excellent choice for families with young children. Additionally, being close to local amenities means everything you need is within easy reach.

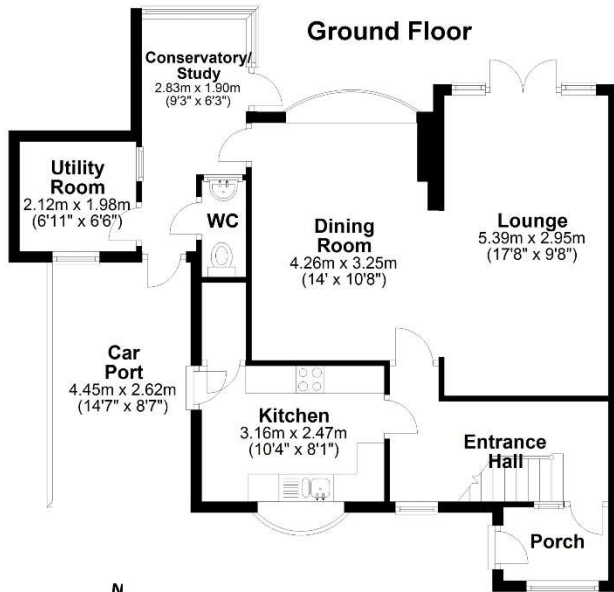
Chelmsford itself is a vibrant city with plenty to offer residents. From shopping and dining in the High Street to exploring historic sites like Hylands House and Gardens, there is no shortage of things to do in this lively town. With beautiful green spaces like Central Park and the River Chelmer running through the city, outdoor enthusiasts will also find plenty of opportunities for recreation.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

**Sales**  
01245 250 222  
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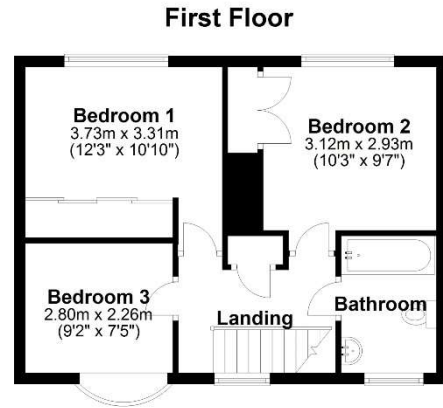
## Floor Plans



APPROX INTERNAL FLOOR AREA  
66 SQ M 713 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
107 SQ M 1154 SQ FT  
EXCLUDING CAR PORT  
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  
41 SQ M 441 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
107 SQ M 1154 SQ FT  
EXCLUDING CAR PORT

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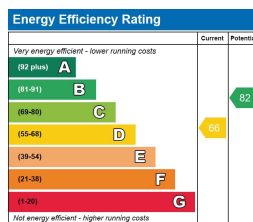
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## Features

- 0.9 miles to Chelmsford High Street
- 0.7 miles to Chelmsford college
- Driveway parking and carport
- West facing enclosed rear garden
- Three reception areas
- Fitted kitchen a separate utility
- Ground floor W.C
- Cul-De-Sac location
- Meadgate Primary School catchment
- Close to local amenities

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

Band C is the Council Tax band for this property and the annual council tax bill is £1,902.00.

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.

