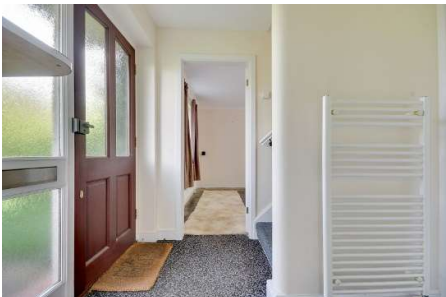


# HOME



**Chelmsford**  
**£315,000**  
**2-bed end terrace house**

## Park View Crescent

Situated in an established residential area is this two double bedroom terraced property which is offered for sale with no onward chain. The accommodation comprises an entrance hall with a staircase to the first floor. There is a good sized dual aspect lounge, and a ground floor bathroom, WC. The kitchen is fitted with a range of base and wall units, and has a fitted oven and grill and four ring hob. Upstairs there are two double bedrooms, the larger of which has an en suite WC. Gardens extend to the front and rear of the property and are laid principally to lawn. To the rear, there is an outside store shed with plumbing for a washing machine and an outside WC. To the rear of the property there is a concrete garage. The gardens further extend to the side of the house where they are again laid principally to lawn.

This property is located within the sought after village of Great Baddow which has a range of local shops and stores including The Vineyards shopping square all within walking distance of this home. The village has a traditional public house serving hot food and a good selection of real ales, various local parks and open spaces with children's play areas as well as a choice of primary and secondary schools. There is also a nearby Park and Ride bus service which offers a regular service direct to the City centre and Railway Station with a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes. Junction 18 of the A12 is located just over a mile away with connecting road links to the A130 for Southend Airport & the M25 London.

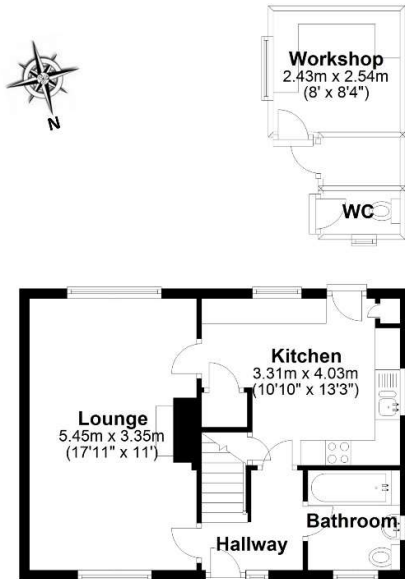
**Chelmsford**  
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**Essex CM1 1HL**

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[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

## Floor Plans

### Ground Floor

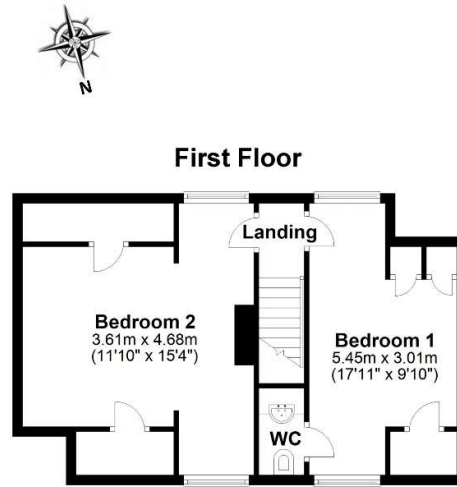


APPROX INTERNAL FLOOR AREA  
41 SQ M 436 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
86 SQ M 923 SQ FT

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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### First Floor



APPROX INTERNAL FLOOR AREA  
45 SQ M 487 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
86 SQ M 923 SQ FT

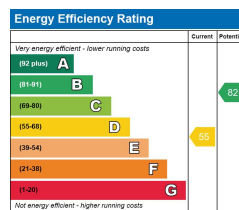
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### Features

- No onward chain
- Convenient for village square
- Close to popular primary & secondary schools
- Two double bedrooms
- En suite WC
- Garage to the rear
- Corner plot
- Ground floor bathroom
- Gas radiator central heating
- Countryside walks on your doorstep

### EPC Rating



### The Nitty Gritty

Tenure: Freehold

Band C is the Council Tax band for this property and the annual council tax bill is £1,816.96

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.

