



Telephone 01245 25814 www.cooper-hirst.com



For Sale £399,950 Share of Freehold

This property has been in the same ownership for the last 35 years and has now been thoughtfully and tastefully updated to provide every modern standard while enhancing and emphasising its period character.

The two/three bedroom Grade II Listed Terrace House stands well and is located in the heart of the Great Baddow Conservation area with easy access to local shops. Immaculately presented following an extensive, well documented professional refurbishment it includes oak doors to all main rooms, hardwood flooring to ground floor and quality fitted carpets to other areas.

EPC rating C

Banstreets House, Bell Street

Great Baddow ♦ Essex ♦ CM2 7JS



- Substantial portion of Grade II Listed house
- Floor area approximately 116m²
- Gas central heating
- Two/three bedrooms
- Two bedrooms with en-suite
- Large part panelled reception room
- Feature inglenook fireplace
- 24ft shaker style kitchen & family room
- Separate utility room
- Courtyard garden
- Parking space
- Decorated in neutral Farrow & Ball period





The accommodation comprises-

Front Entrance Door leading to

Lounge/reception 5.6m x 4.00m (18.3"x14.3" max)

Illuminated feature Inglenook fireplace, sash window to front, period style column radiator, oak flooring, walls part panelled. TV point.

Inner lobby with electric consumer unit leading to

Cloakroom WC and hand wash basin.

Staircase to first floor

Doors to Semi basement and

Kitchen/diner 4.2m x 7.5m (13'9" x 24'7")

Dove grey shaker style kitchen units incorporating plinth heater, featuring dual fuel range cooker with extractor canopy over, American style fridge freezer, ceramic undermount twin bowl sink, space for dishwasher, period style column radiator, sash window to front. TV point, phone/broadband connection point. Door to:

Utility room 3.3m x 1.8m (10'7" x 5' 9")

Shaker style fitted cupboards, Worcester Greenstar gas boiler, spaces for washing machine & tumble dryer. External rear door to courtyard and window.

First floor landing leading to

Bedroom 1 4.5m x 3.4m (14'6" x 11'.00" max)

Fitted wardrobe with sliding doors, further storage cupboard, radiator, sash window to front, en-Suite comprising bath, WC and hand wash basin, towel radiator, extractor fan.

Bedroom 2 4.1m x 3.2m (13'5" x 10.4")

Radiator & sash window to front. En-suite comprising shower cubicle, WC and hand wash basin, extractor fan, towel radiator, bathroom cupboard.

Semi basement door leading from lounge to

Study/Office or Bedroom 3 5.5m x 2.7m)

Radiator and window, cupboards containing utility meters.

Outside There is a small courtyard with a raised seating area and planting-part covered and ideal for storage. Outside tap and external plug socket, under cover storage area for bicycles etc. shared access with neighbour.

Gate fitted with code lock leading to an 8 metre parking space, ample for 1 large or 2 small vehicles and bin area.

Leasehold information. Offered with a new lease of 250 years and share of Freehold.
Offered chain free.

Documentation:

Professional consultants certificate issued by TMA Chartered Surveyors

Lease and layout plans

NIC EIC (electrics) building regulations certificate of compliance

Gas safety certificate

Energy performance certificate and SAP calculations

Acoustic testing certificates





Approximate Gross Internal Area
1240 sq ft (115.25 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright www.cjphirst.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing Strictly by prior appointment with the Vendors Agent

Telephone 01245 258141

Note: No household services or appliances have been tested and no guarantees can be given by Cooper Hirst Ltd.

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