



Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

3 Warrens Cottages, Church End, Barley, Royston, SG8 8JP

A delightful and charming period cottage with garage set in the heart of this desirable and picturesque village with good commuter links. The property is offered with well presented accommodation throughout including a fitted kitchen and re-fitted bathroom. Outside is a private terrace and mature garden. EPC Rating: D. Offered unfurnished and available beginning of December.

£900 PCM

- Two bedrooms
- Kitchen
- Sitting room
- Mature Garden
- Garage
- Available Early December
- EPC Rating: D



The highly sought after village of Barley has an inn, stores/post office, church and primary school. Barley lies 4 miles from Royston, 9 miles from Saffron Walden and about 6 miles from the M11 motorway access point at Duxford (junction 10). The University City of Cambridge is about 12 miles north. For the commuter Royston has its own mainline station and is located about 2 miles west of Saffron Walden with a service to London Liverpool Street.



ACCOMMODATION with approximate room sizes

GROUND FLOOR

Timber entrance door to:

SITTING ROOM

11'9 x 11'6 max (3.58m x 3.51m max)

Window to front aspect, red brick feature fireplace with timber mantle with fitted cupboards to either side, radiator, exposed timbers, opening to:

INNER HALLWAY

Staircase leading to first floor landing with good sized understairs storage, in addition to a built-in airing cupboard housing the hot water cylinder. Door to:

KITCHEN/BREAKFAST ROOM

11'6 x 8'5 (3.51m x 2.57m)

Comprising a range of base and eye level units with worktop space over, stainless steel sink unit, integrated oven and grill, inset hob, space and plumbing for washing machine and dishwasher as well as fridge freezer. Glazed door and adjoining window leading to the rear terrace with views over the garden.



BATHROOM

Comprising a white three piece suite with panelled bath with independent shower over, pedestal wash hand basin, low level WC, heated towel rail, radiator and tiled surround.



FIRST FLOOR



LANDING

BEDROOM 1

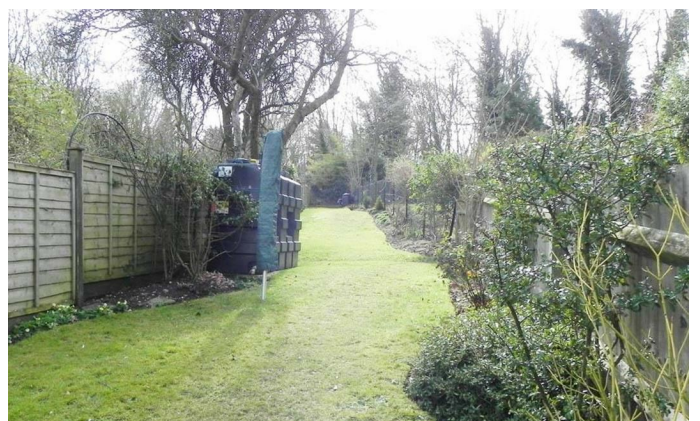
12 x 11'8 (3.66m x 3.56m)

Window to front aspect with views over the street scene, radiator and exposed timber.

BEDROOM 2

9'1 x 8 (2.77m x 2.44m)

Window to rear aspect with views over the garden, radiator and exposed timber.



OUTSIDE

The property is positioned in a pleasant setting in the centre of the village. To the front of the property is a path leading to the front door with graveled garden.

To the rear of the property is a paved terrace adjoining the rear with steps leading up to the lawned garden. In addition is a garage en bloc accessed via a driveway to the side of the cottage.

VIEWINGS

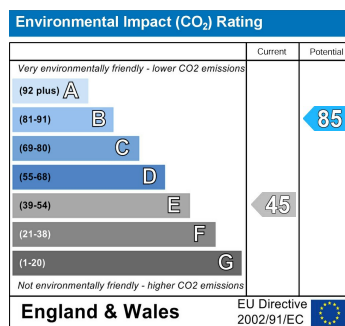
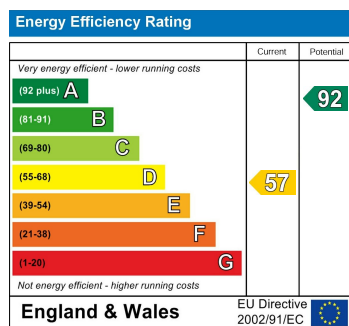
By appointment through the Agents.



Note: Not to scale –
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.