



Church Terrace, Wixoe, CO10 8UJ

CHEFFINS

Church Terrace

Wixoe,
CO10 8UJ

A stunning bay fronted Victorian property occupying an elevated position overlooking the village Church. The property is presented to the highest standard throughout with other notable features being the beautiful rear garden, single garage and driveway. (EPC Rating F)

LOCATION

Wixoe is a charming semi rural village situated on the Essex/Suffolk borders about 2 miles from the village of Stoke by Clare and about 4 miles from Haverhill where there are local shops and a Sainsburys Supermarket towards the edge of the town. The university city of Cambridge is about 23 miles away and the market town of Saffron Walden about 14 miles distant. For the commuter the nearest M11 motorway access points are at Stump Cross Junction 9 or Duxford Junction 10 and there is a mainline station at both Audley End and Whittlesford on the Liverpool Street line. Sudbury with its branch line commuter service to London Liverpool Street lies about 12 miles to the east.

2 1 2

Guide Price £325,000





Ground Floor

SITTING ROOM

Bay Window Front. Gas Fireplace. Two Radiators.

DINING ROOM

Dual Aspect. Log Burner. Radiator. Stairs to First Floor

KITCHEN

Fitted with a matching range of base and eye level units with worktop space over, one and half bowl sink with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven, ceramic induction hob with extractor hood over, window to side, radiator, french double doors to garden.

FIRST FLOOR

LANDING

Window to side, electric panel heater, door to

BEDROOM

Window to front, radiator, door to wardrobe.

BEDROOM

Window to rear, radiator, two fitted wardrobes.

BATHROOM

Fitted with three piece suite comprising pedestal wash hand basin, panelled bath with separate shower attachment and low level WC, heated towel rail, extractor fan, obscure window

OUTSIDE

The property has a beautiful rear garden which comprises of patio area a laid law. There is also a multi purpose studio, ideal for multiple uses.

GARAGE AND DRIVEWAY

Adjacent to the property is a single garage with up and over door. Power and lighting connected with personal door leading to the garden. Driveway for off road parking for two vehicles.

STUDIO

MULTI PURPOSE STUDIO WITH POWER AND INSULATION

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

Viewings Strictly by appointment through the selling agents.

SPECIAL NOTES -

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £325,000
 Tenure – Freehold
 Council Tax Band – C
 Local Authority – West Suffolk



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

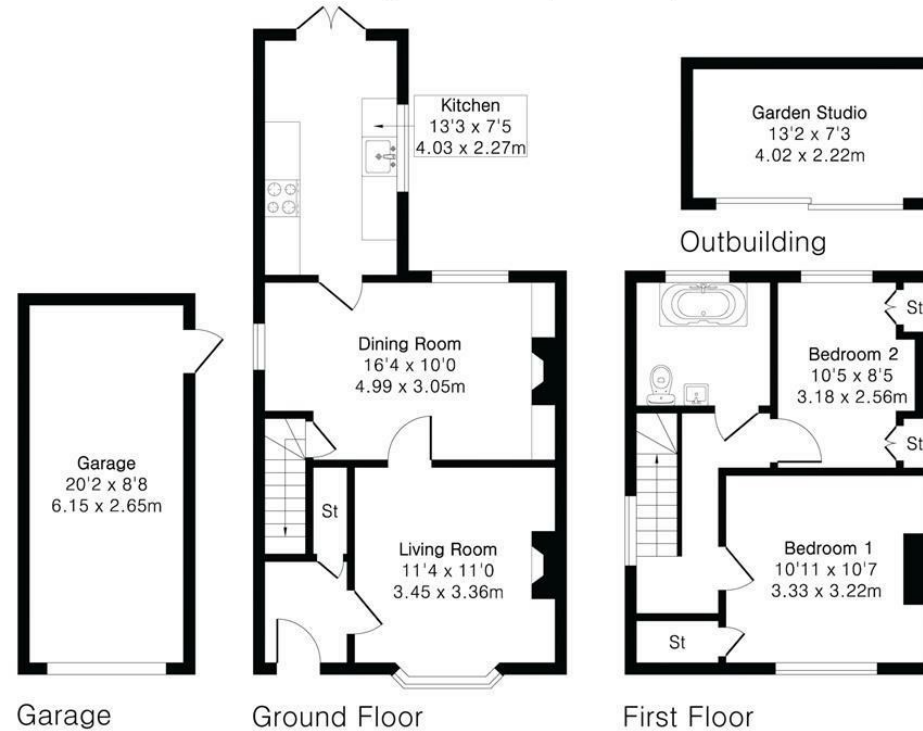
**Approximate Gross Internal Area 808 sq ft - 75 sq m
 (Excluding Garage & Outbuilding)**

Ground Floor Area 457 sq ft – 42 sq m

First Floor Area 351 sq ft – 33 sq m

Garage Area 175 sq ft – 16 sq m

Outbuilding Area 96 sq ft – 9 sq m



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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

