



Church Road, Great Yeldham, CO9 4PT

CHEFFINS

Church Road

Great Yeldham,
CO9 4PT

Beautiful one bedroom cottage situated in the heart of the Essex village of Great Yeldham overlooking the church. The property boasts a wealth of period features and has good sized private rear gardens. (EPC Rating F)

LOCATION

Great Yeldham: The village of Great Yeldham benefits from primary schooling and local store with further shopping facilities, leisure facilities, primary and secondary schooling available in Sible Hedingham and Halstead. For the commuter there is a train service from Sudbury via Marks Tey or Witham to London's Liverpool Street with access onto the A12 at Witham and onto the A120 at Braintree, which is now a dual carriageway to the M11 and Stansted Airport.



Guide Price £230,000





Lounge

Beautiful room with a wealth of period features including exposed ceiling and wall timbers, inglenook fireplace with multi fuel burning stove, re fitted window and door to front over looking local church, understairs cupboard, open plan through to:

Kitchen/Breakfast Room

Range of wall and base units with worksurfaces over, tiled flooring, sink with mixer tap, wall mounted gas boiler, electric oven and hob, radiator, door to rear gardens, window to rear, insect spotlights, space and plumbing for appliances.



Bathroom

Suite comprising P shaped bath with galss screen and shower over, fully tiled walls and flooring, low level WC, pedestal wash hand basin, heated towel rail, door to storage cupbaord, window to rear.



Bedroom One:

Exposed red brick chimney, window over looking village church, exposed wall and ceiling timbers, radiator, window to front.

Outside:

Front: Off road parking with shingled drive anclosed by pickertt fencing.

Rear: Beautiful established gardens are a real asset to the proeprty with a good sized rear garden. There are two seating areas, laid to lawn gardens, timber built garden shed, rear access.

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

<https://sprift.com/dashboard/custom-ipr-report/2-cosy-cottage-church-road-halstead-co9-4pt/3467256>

VIEWINGS

By appointment through the 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		75
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Guide Price £230,000
Council Tax Band – B
Local Authority – Braintree District

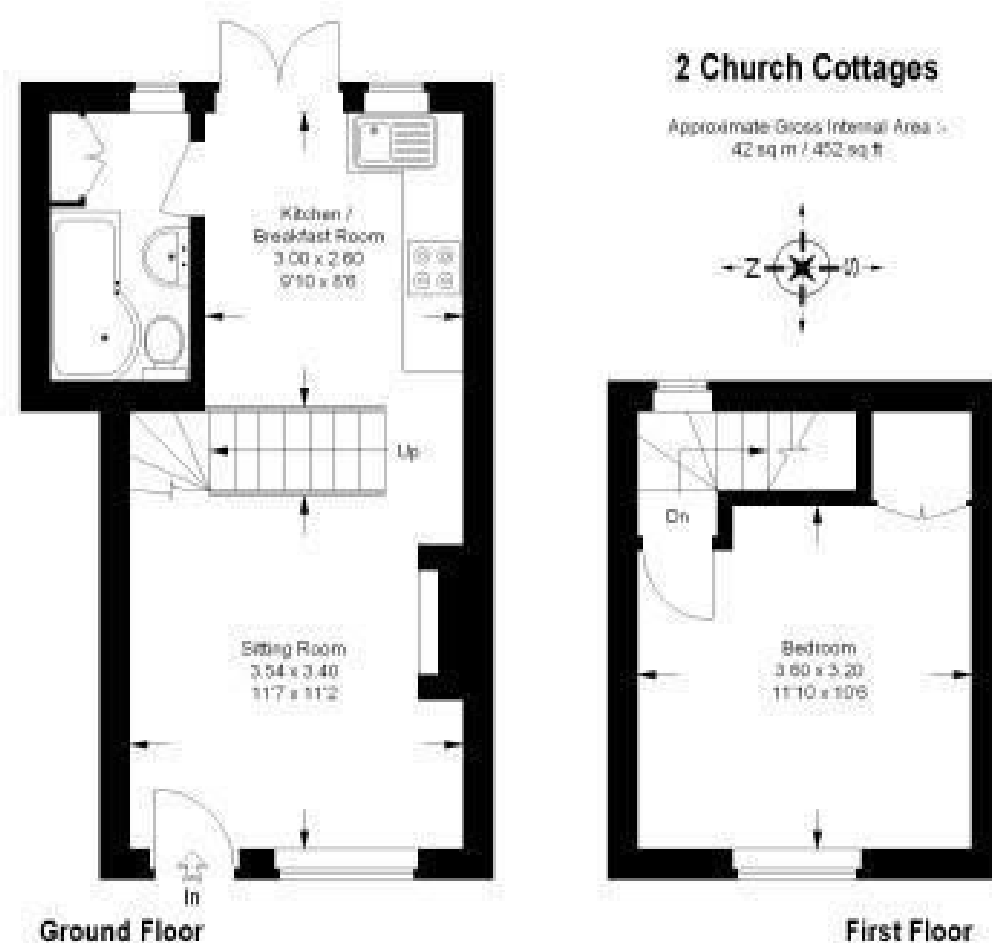


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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

