



Highfields, Halstead, CO9 4QH

**CHEFFINS**



## Highfields

Great Yeldham, Halstead,  
CO9 4QH

A three bedroom semi detached property situated within the semi rural popular village of Great Yeldham, benefitted by a low maintenance rear garden and large garage and drive. (EPC Rating E)

### LOCATION

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.

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**Offers In Excess Of £270,000**





## GROUND FLOOR

### ENTRANCE HALL

Storage cupboard, stairs, arch to living room, door to kitchen.

### LIVING ROOM

Large window to front, radiator, double doors to dining room.

### DINING ROOM

Radiator, sliding doors to rear garden.

### KITCHEN

Base and eye level units, electric oven with extractor over, space for washing machine, stainless steel sink, window to rear, door to garage/storage.

## FIRST FLOOR

### LANDING

Doors to:

### BEDROOM ONE

Window to front, radiator.

### BEDROOM TWO

Window to rear, radiator, storage cupboard.

### BEDROOM THREE

Window to front, radiator.

### BATHROOM

Three piece suite comprising bath with shower over, pedestal hand wash basin, low wc, obscure window to rear.

## GARAGE/STORAGE

Large garage with up and over door, power and light connected, space for storage to the side, window to rear, access door to both the front and rear gardens. Potential for conversion (STP)

## OUTSIDE

Driveway to front. The rear has a patio for seating, with a small fence separating the remainder of the garden which is predominantly shingle, with concrete bases perfect for summerhouses/sheds.

## 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 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.



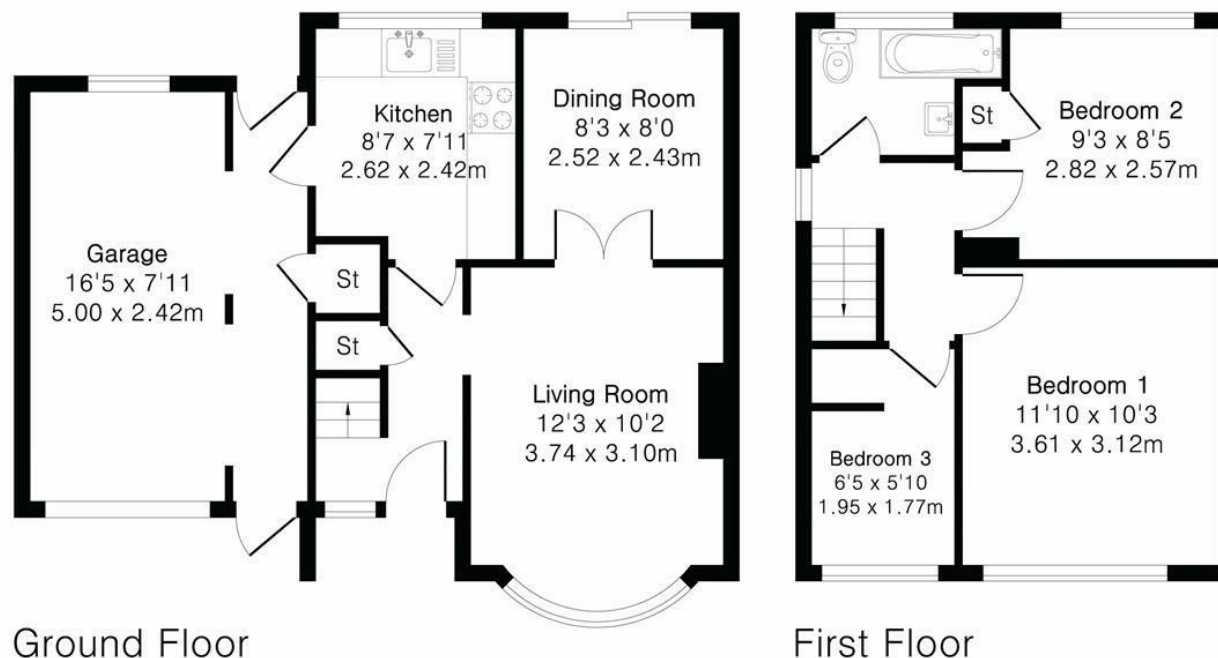


## Approximate Gross Internal Area 778 sq ft - 72 sq m

Ground Floor Area 414 sq ft – 38 sq m

First Floor Area 364 sq ft – 34 sq m

Garage Area 133 sq ft – 12 sq m



Ground Floor

First Floor

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	39	70
EU Directive 2002/91/EC		

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Tenure – Freehold

Council Tax Band – C

Local Authority – Braintree



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

27A High Street, Haverhill, CB9 8AD | 01440 707076 | [cheffins.co.uk](http://cheffins.co.uk)

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.

