



Braintree Road, Great Bardfield, CM7 4SN

CHEFFINS

Braintree Road

Great Bardfield,
CM7 4SN

A superbly presented and substantially enhanced two bedroom home positioned in an enviable village location. The property boasts bright and spacious living accommodation throughout with private rear garden and recently refitted kitchen and rear extension.

LOCATION

Great Bardfield is a large village in the Braintree district of Essex, It is located approximately 9 miles (14 km) northwest of the town of Braintree, and approximately 12 miles (19 km) southeast of Saffron Walden. The village has a vibrant community of approximately 1200. It boasts many significant listed buildings, a museum and, in addition to a successful primary school, has a variety of shops, two pubs, a thriving business centre, and three places of worship.

2 1 2

Guide Price £340,000





GROUND FLOOR

ENTRANCE HALL

Entrance door, staircase rising to the first floor with storage cupboard under and doors to adjoining rooms.

KITCHEN

Recently refitted with a range of base and eye level units with worktop space over, ceramic sink unit, four ring induction hob with conventional oven below and extractor hood above, space for washing machine, fridge and freezer. New double glazed window to the front aspect.

CLOAKROOM

Comprising low level WC and ceramic wash basin.

LOUNGE

Electric fireplace with stone hearth and exposed oak mantle. Open plan to:

DINING ROOM

Skylight window and double glazed bi-folding doors providing a good degree of natural light and access to the garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

Double glazed window to the rear aspect overlooking the garden and large built-in wardrobes.

BEDROOM 2

Double glazed window to the front aspect and built-in storage cupboard.

BATHROOM

Comprising panelled bath with shower over, ceramic wash basin and low level WC. Tiled walls and flooring.

OUTSIDE

To the front of the property the garden is laid with artificial lawn with a paved border and a block paved pathway leading to the entrance door. The west-facing rear garden is laid with artificial lawn with a timber storage shed and fence borders with gated rear access.

AGENT'S NOTES

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(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 £340,000

Tenure - Freehold

Council Tax Band - C

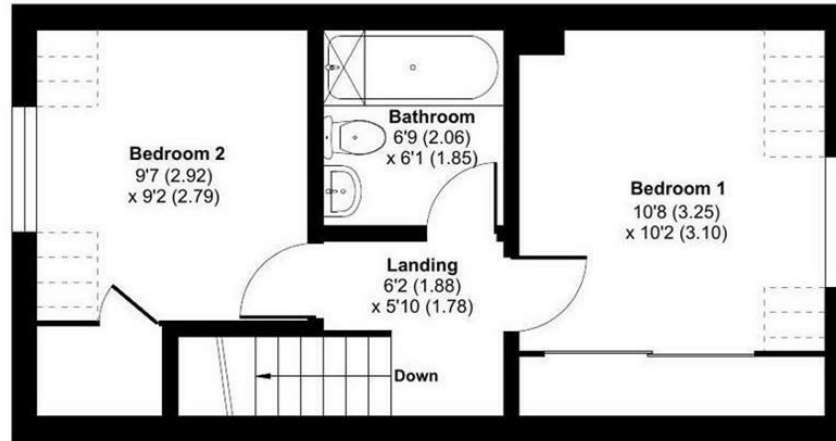
Local Authority - Braintree

Approximate Area = 767 sq ft / 71.2 sq m

Limited Use Area(s) = 25 sq ft / 2.3 sq m

Total = 792 sq ft / 73.5 sq m

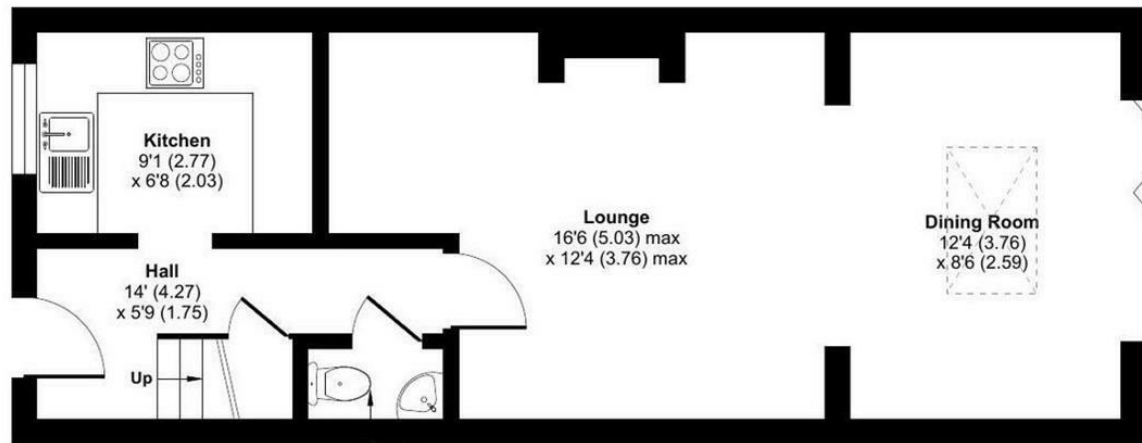
For identification only - Not to scale



FIRST FLOOR



Denotes restricted head height



GROUND FLOOR

WC
4'11" (1.50)
x 2'5" (0.74)



8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | 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.