



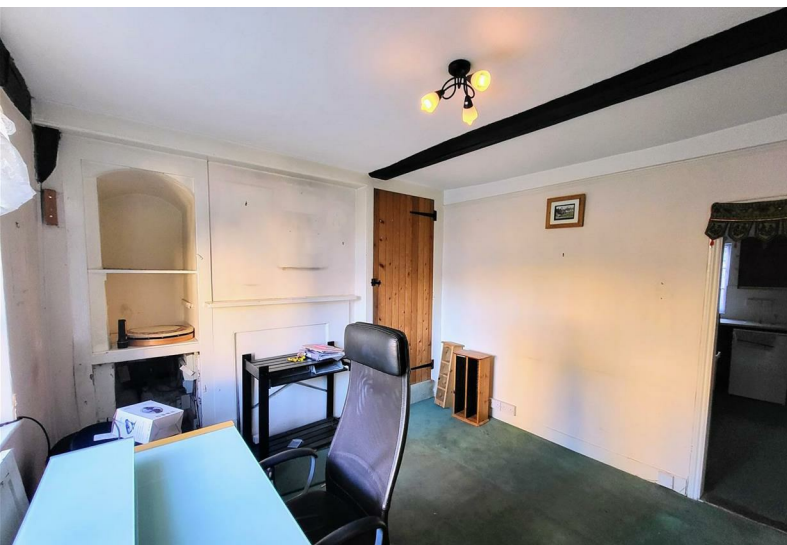
**Oliver
Minton**
Sales & Lettings

**'Caretaker's Cottage', 6a Church End,
Braughing**

Herts SG11 2QA

Offers Over £250,000 for the Freehold

OFFERS are INVITED for the FREEHOLD, in excess of £250,000, for this attractive Grade II Listed cottage. In a superb location within the Braughing Conservation area and situated opposite St Mary's Church, this 2 bedroom cottage adjoins the Church Hall, the whole building a former 'hall house', dating back to the C16 or earlier and having once upon a time been the local boy's school. Now being sold by the Church Diocese for the first time, the property is in need of general refurbishment and sympathetic modernisation. There is a pretty cottage garden section to the front and the cottage is being sold with no chain involvement.





**SITTING ROOM 3.45m width x 3.30m
(11'4 width x 10'10)**

Leaded light window to front. Electric storage heater. Door concealing staircase to first floor. Door at rear to:

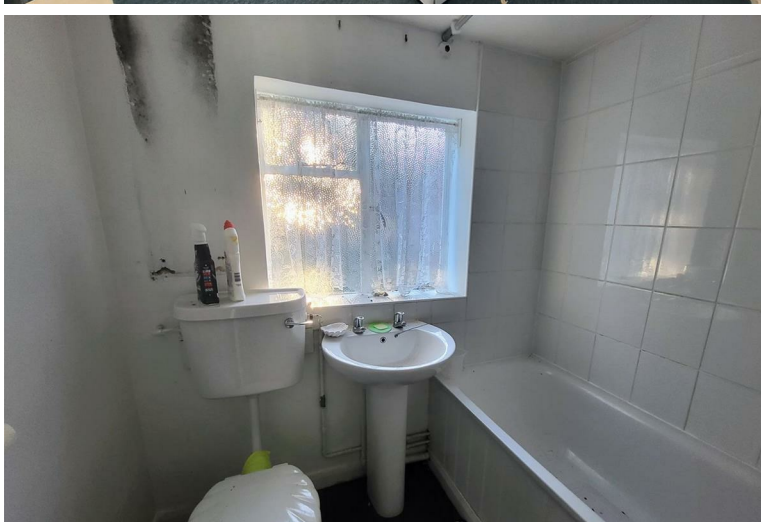


KITCHEN 3.28m x 3.10m (10'9 x 10'2)

Window to rear. Door to understairs larder cupboard. Fireplace recess. Rear right of way access door for emergency and building repair purposes to Church Hall passageway leading to Church End. Basic wall and base units, work surfaces and sink. Electric storage heater. Doorway to:

REAR LOBBY

Double doors to recessed airing cupboard housing hot water cylinder. Window to rear. Door to:



BATHROOM 1.96m x 1.70m (6'5 x 5'7)

Frosted window. Bath with shower above. Pedestal hand basin. WC. Wall-mounted electric convactor heater. Heated towel rail.



FIRST FLOOR LANDING

Wall-mounted electric storage heater. Wide turning staircase from ground floor with window to rear.

BEDROOM ONE 3.38m x 2.69m (11'1 x 8'10)

High ceiling. Window to front with lovely views towards St Mary's Church. Wall-mounted electric storage heater.

BEDROOM TWO 2.44m x 2.31m (8'0 x 7'7)

Window to rear. High ceiling. Exposed beams. Undereaves cupboard.



OUTSIDE

FRONT GARDEN overlooking Church

Small garden with right of way pathway to front door. Lovely outlook towards church. NB - The buyer will be required to erect a 900mm high timber picket fence and gate within 2 months of the sale completion date. Please ask Agent for more information regarding boundaries.

SERVICES

Mains drainage, water and electricity is connected. Heating via electric storage heaters.

There will be a need to a separate water supply provided to the cottage, as it is currently shared with the adjoining hall - please ask Agent for more details.

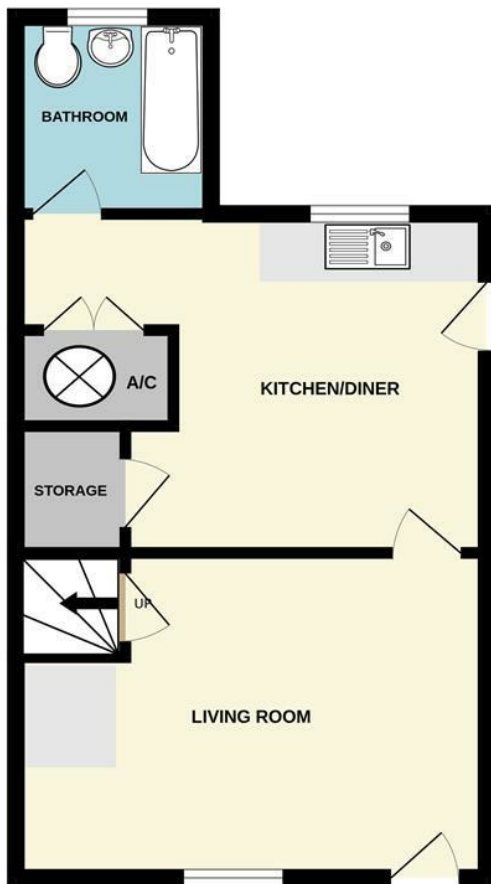
Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>



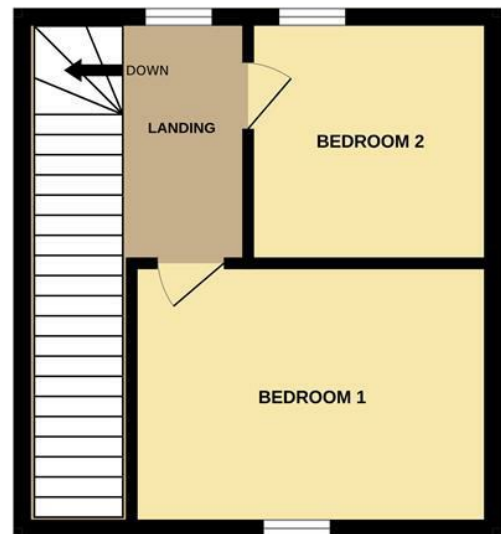
MORTGAGE ADVICE

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GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold

Council Tax Band: TBC

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		25
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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