



NP NICHOLAS
PERCIVAL

For Sale. 30 Nunnery Street

Castle Hedingham, Halstead, Essex CO9 3DW

Incorporating BS BIRCHALL
STEEL



Believed to date from the late Victorian / early Edwardian period and offered with no onward chain, this mid-terraced property offers two bedrooms, the second bedroom with adjoining nursery / dressing room, four-piece family bathroom, sitting room, dining room, kitchen and an enclosed rear garden.

Tenure Freehold | Gas Central Heating | EPC D

Mains Water, Drainage, Gas and Electricity Connected | Council Tax Band C

The property opens a hallway providing access to a light and airy sitting room with attractive bay window and feature fireplace. There is a dining room again with feature fireplace and to the rear of the property the kitchen features integrated Bosch electric hob, oven and accompanying extractor hood. There is also an integrated Bosch dishwasher and a good array of drawers on cupboards providing storage complete the space.

Ascending the stairs to the first floor the main bedroom is to the rear. Bedroom two is also a double and this is accessed via dressing room / nursery. The four piece family bathroom completes the internal accommodation as is comprised of a bath with shower mixer hose attachment, separate shower cubicle, handbasin set within a vanity unit wc and heated towel rail.





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Sat-Nav Ref: **CO9 3DW**

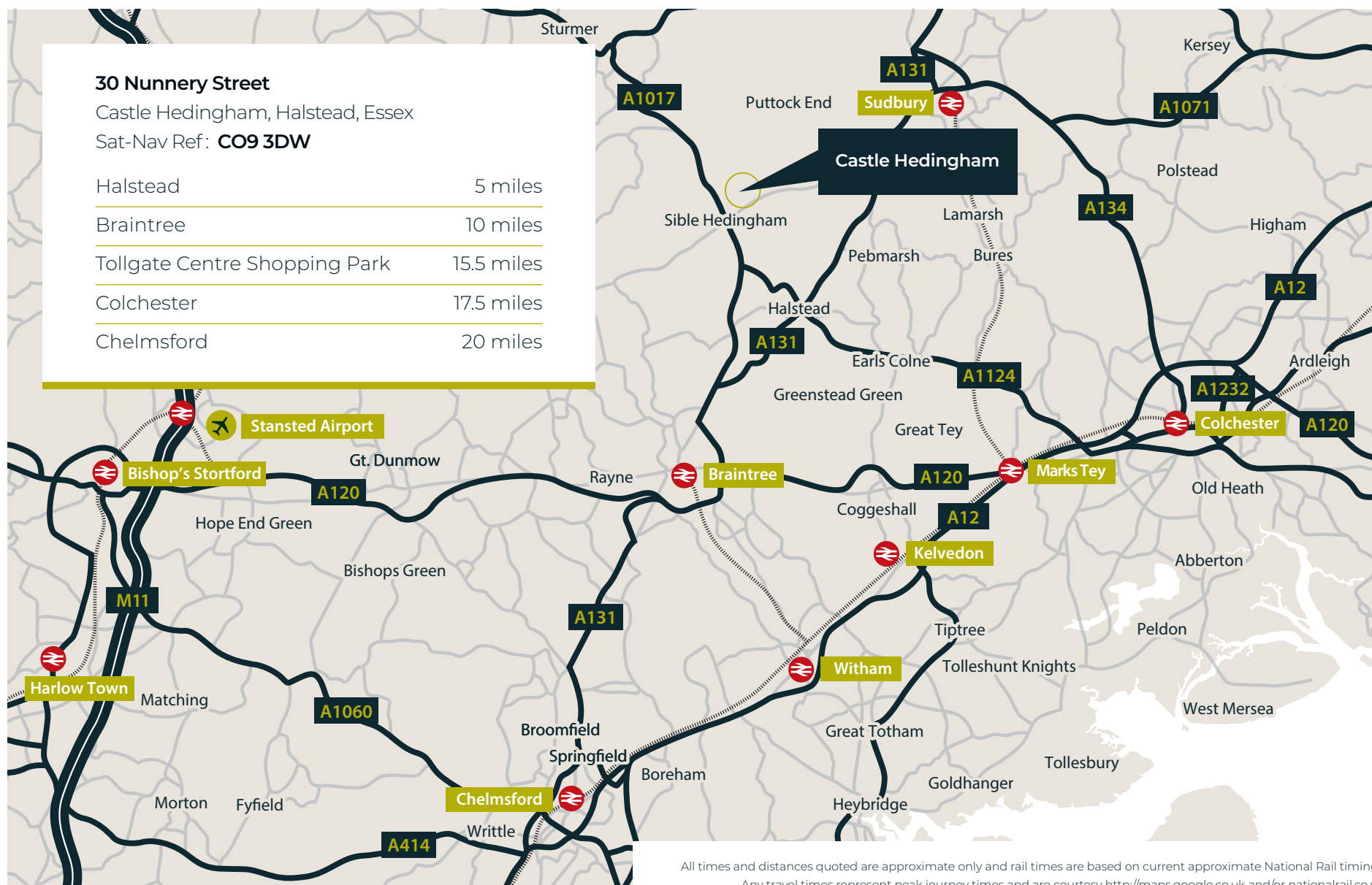
Halstead 5 miles

Braintree 10 miles

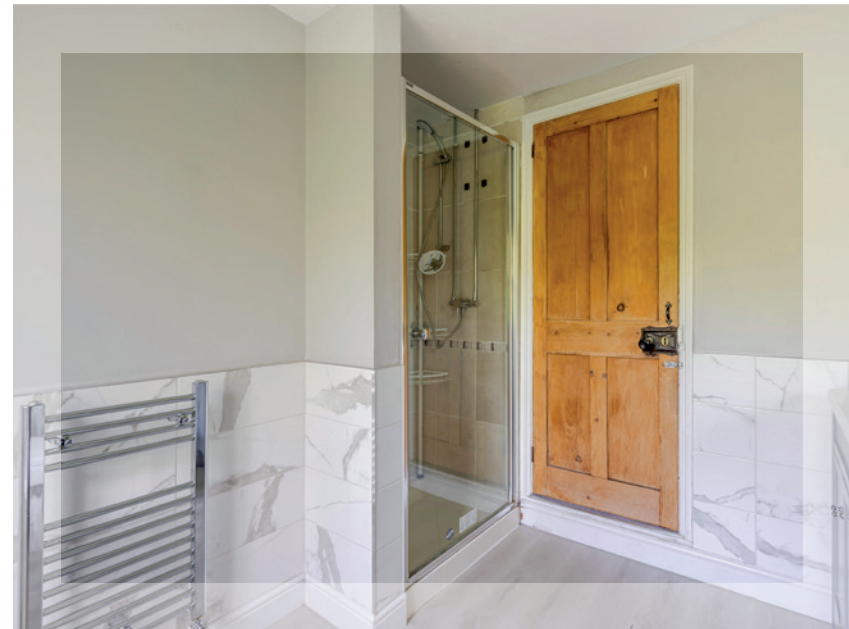
Tollgate Centre Shopping Park 15.5 miles

Colchester 17.5 miles

Chelmsford 20 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Castle Hedingham is a highly sought-after village in North Essex, known for its rich history, charming character, and strong sense of community. At its heart lies the magnificent Hedingham Castle, a historic Norman keep that adds unique appeal and a sense of heritage to the area. The village is surrounded by beautiful countryside, offering scenic walks and a peaceful rural atmosphere, yet remains conveniently located for access to nearby towns such as Halstead, Sudbury and Braintree.

Residents enjoy a range of amenities including a popular pub, tea rooms, a village shop, and a primary school, while the well-regarded Hedingham School and Sixth Form is just a short distance away. With a mix of period cottages, elegant homes and individual properties, Castle Hedingham is ideal for those seeking a tranquil yet well-connected place to live, full of charm, character and community spirit









Outside

The property enjoys a small front garden set behind attractive low-level wrought iron railings. To the rear there is an enclosed garden with gated entrance to the back boundary. Adjacent to the house there is a patio area for seating. Steps from the patio area lead up to the lawn and a further patio area at the rear of the garden. The garden shed will remain the property once sold.

Agents Notes

Please note that the fireplaces have not been tested.

Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position.

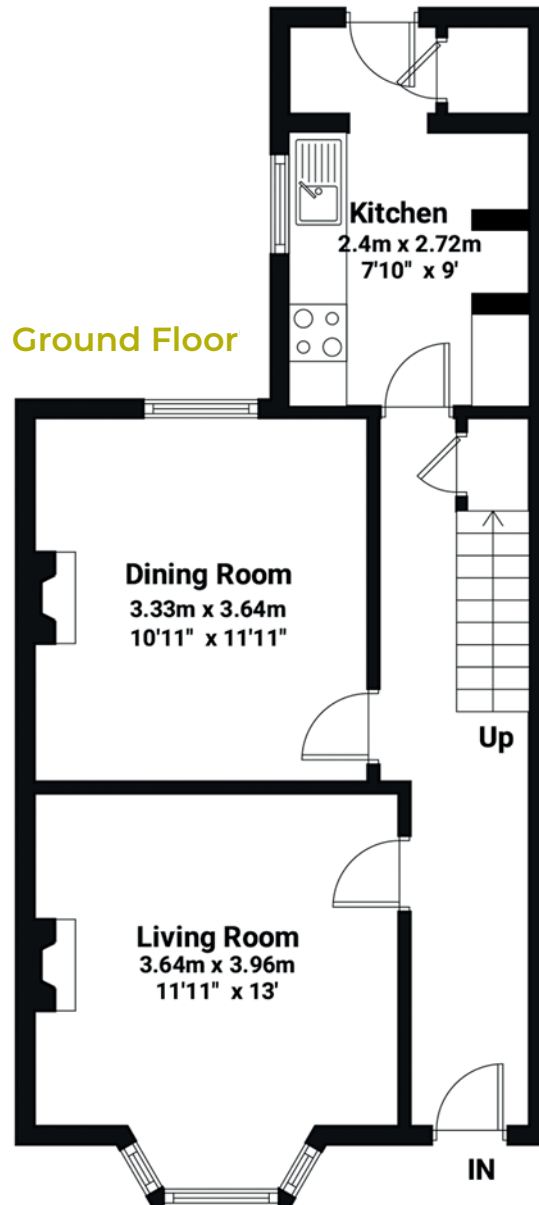
Other charges such as solicitors fees and removal costs will also need to be considered.



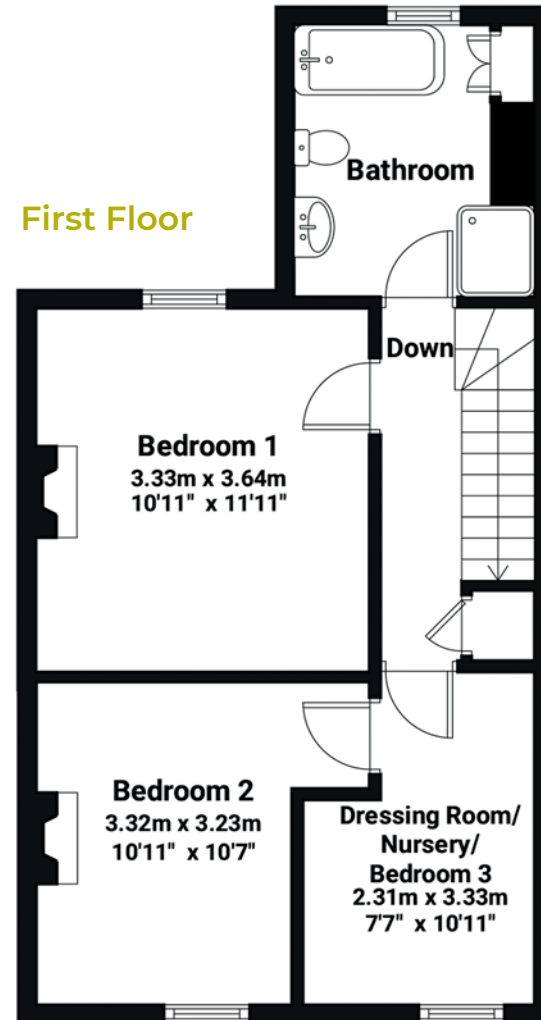


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



Total Approximate Floor Area: 896.2 SqFt (83.26 SqMt)

Illustration for identification purposes only. Measurements are approximate and not to scale.

Viewing is strictly by appointment with the Sole Selling Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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