



mather
estates

THE DREAM OF GROWING UP
THE HOPE OF FREEDOM
THE STRUGGLE OF WORK
THE PAIN OF LEAVING
THE FUTURE OF THE FAMILY
THE SPICE OF THE MESSY
THE REALITY OF THE MOTHER
THE DREAM OF LEAVING
THE STRUGGLE OF SPAC
THE PAIN OF PLANNING
THE FUTURE OF THE BA

Church Street, Essendon, AL9 6AS

£400,000

3 1 2

Church Cottages, Essendon

Situated in the pretty village of Essendon is this chain free character cottage, comprising of lounge with feature fireplace, separate dining room opening to a refitted kitchen, rear lobby with stable door to garden and opening to utility room, three good sized first floor bedrooms, two with built in wardrobes and feature vaulted ceilings, and a refitted four piece Victorian bathroom. The house has gas radiator central heating. outside there are garden areas to the front and side, the rear garden is courtyard style and there is access to the front via the side. Keys held for viewing. Early viewing strongly advised.

- 1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor





Dining room

12'0" x 13'5"

Hardwood entrance door to front, window to front, radiator stairs to first floor with cupboard under, opening to kitchen and door to lounge.

Lounge

15' x 13'5"

Window to front, radiator, feature fireplace, wood flooring, wall lights.

Refitted Kitchen

16'0" x 6'0"

Range of wall and base units, wood work surfaces and complimentary tiled splash back, inset sink/drainage with mixer tap, stainless steel range cooker with extractor hood over, tiled floor, opening to lobby, window to rear.

Lobby

Tiled floor, wall mounted gas fired boiler, stable door to rear garden and opening to utility room.

Utility Room

Plumbing for washing machine and dishwasher, space for tumble dryer, wood work surface with complimentary tiled splash back, tiled floor, window to rear.

Landing

Window to side, radiator, airing cupboard housing pre lagged hot water cylinder, doors to:



Bedroom One

14'2" x 13'5"

Two windows to front, fitted wardrobes, radiator, wall lights, feature vaulted ceiling.

Bedroom Two

10'0" x 10'9"

Window to front, radiator, built in wardrobe, wall light, feature vaulted ceiling.

Bedroom Three

13'3" x 6'3"

Two windows to rear, radiator.

Refitted Four Piece Bathroom

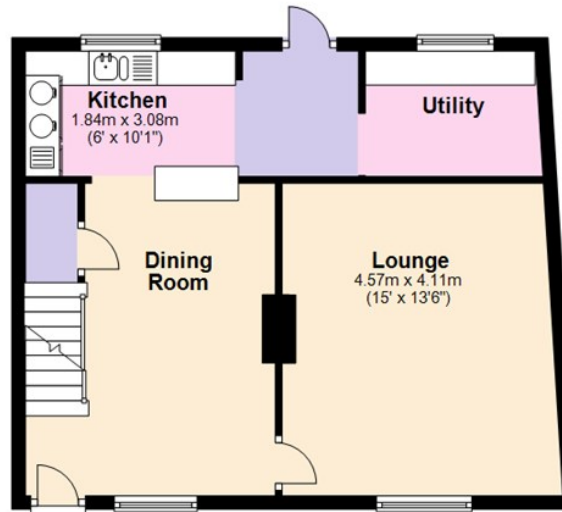
Refitted four piece Victorian style suite comprising of roll top bath, separate double shower with sliding doors, rainfall and handheld showers, pedestal wash hand basin, high level wc, complimentary wall and floor tiling, chrome effect heated towel rail, recessed spotlights, window to rear.

Outside

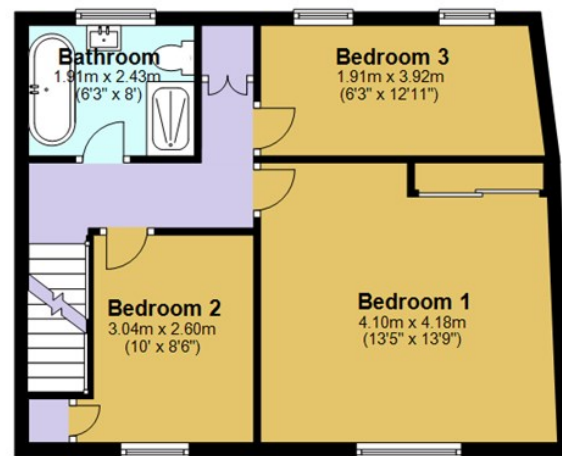
There is a small garden area to front with a gate leading to the side garden which opens to a courtyard style rear garden which is mainly paved for low maintenance.



Ground Floor





First Floor

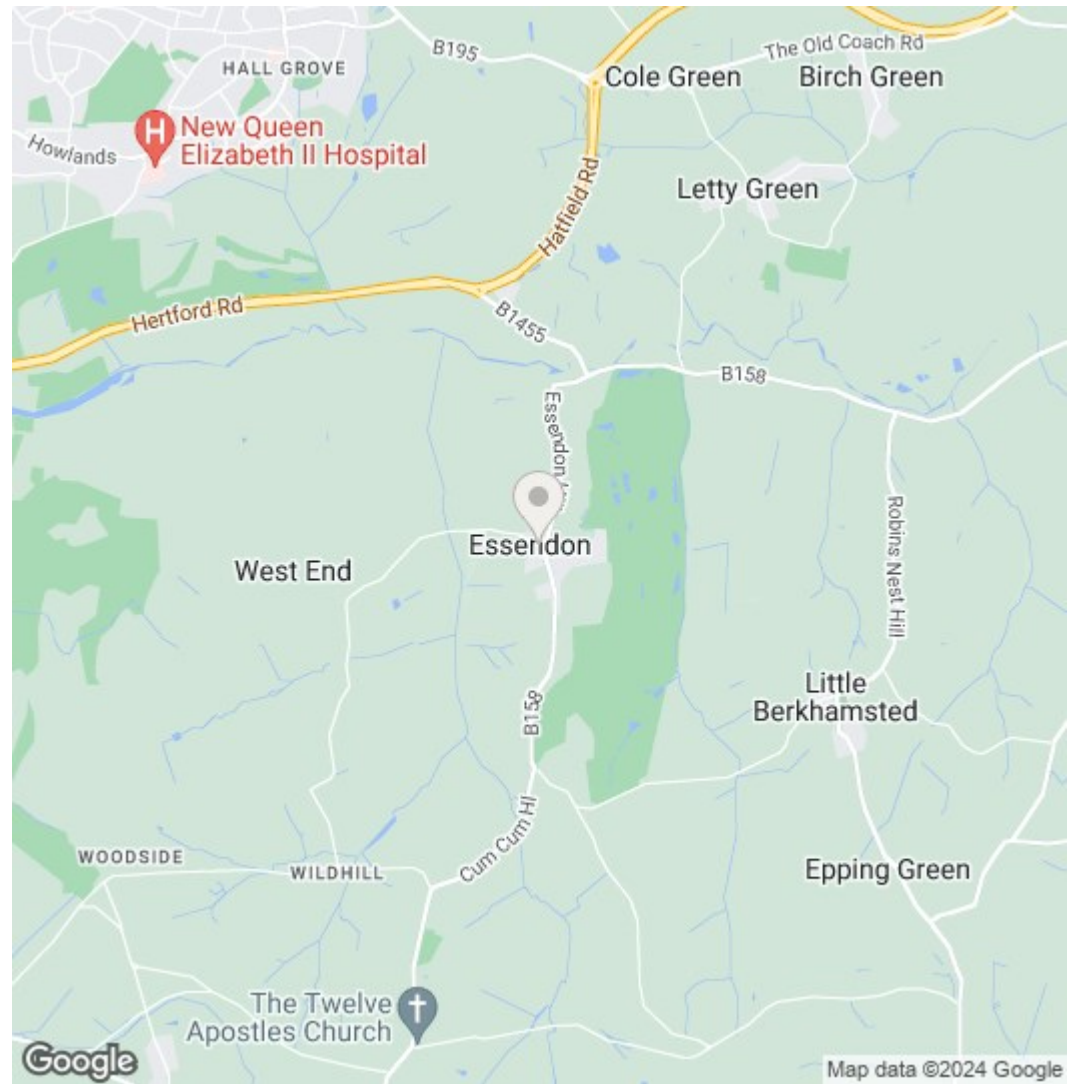


Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.

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	EU Directive 2002/91/EC	
		66
		53

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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