



**SCOTT  
MADDISON**



## 93 Summerfields

Sible Hedingham CO9 3HS

£895 PCM



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The accommodation with approximate room sizes:  
GROUND FLOOR: Communal entrance door with entry phone system. Stairs leading to second floor. Solid door to

## APARTMENT ENTRANCE HALL

Tiled flooring. Radiator. Storage cupboard.

## SITTING ROOM

15'8 x 11'4 (4.78m x 3.45m)

Two double glazed windows to side. Radiator. TV point. Double glazed French doors to

## BALCONY

11'3 wide (3.43m wide)

Wrought iron frame. Glass panels. Quite private with mature trees and river aspect to rear.

## FITTED KITCHEN

8'7 x 8'1 (2.62m x 2.46m)

High quality range of units comprising stainless steel single drainer sink unit, cupboard under, work top adjoining. Additional base and wall cupboards incorporating washing machine, dishwasher, fridge/freezer, under oven, four ring hob and extractor hood. Gas central heating boiler. Tiled flooring. Radiator.

## BEDROOM ONE

11' x 10'2 plus recess (3.35m x 3.10m plus recess)

Radiator. Double glazed window. Radiator.

## EN-SUITE

White suite comprising low level WC, pedestal wash basin. Fully tiled shower cubicle. Radiator. Double glazed window. Tiled flooring.

## BEDROOM TWO

10'4 x 9'6 (3.15m x 2.90m)

Double glazed window. Radiator.

## BATHROOM

White suite comprising panel bath with shower attachment and side screen, pedestal wash basin, low level WC. Tiled flooring. Radiator.

## OUTSIDE

Well tended communal gardens surround the apartments, mainly lawned with a wide range of shrubs and trees. ALLOCATED CAR PARKING SPACE and VISITORS PARKING.

## AGENTS NOTE

COUNCIL TAX BAND: B; £1573.84 as detailed by Braintree District Council for the year 2023/2024.

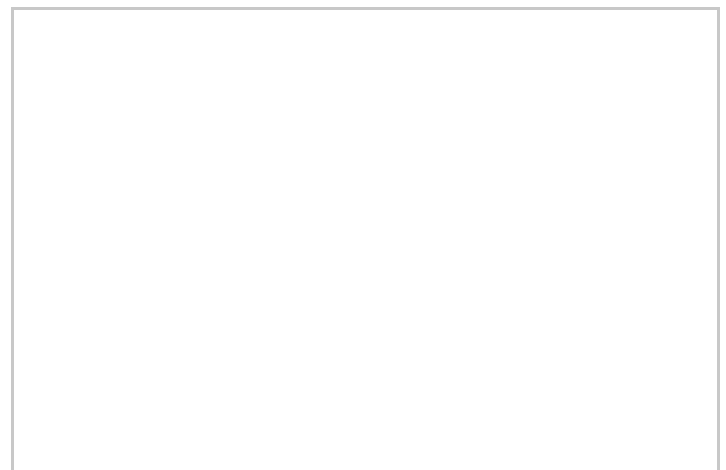
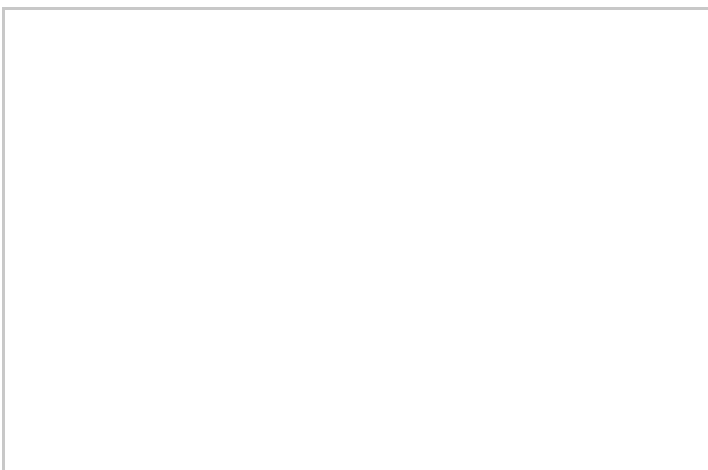
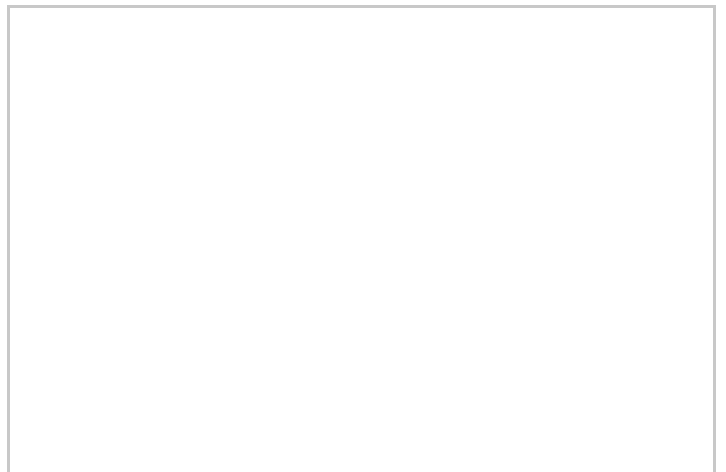
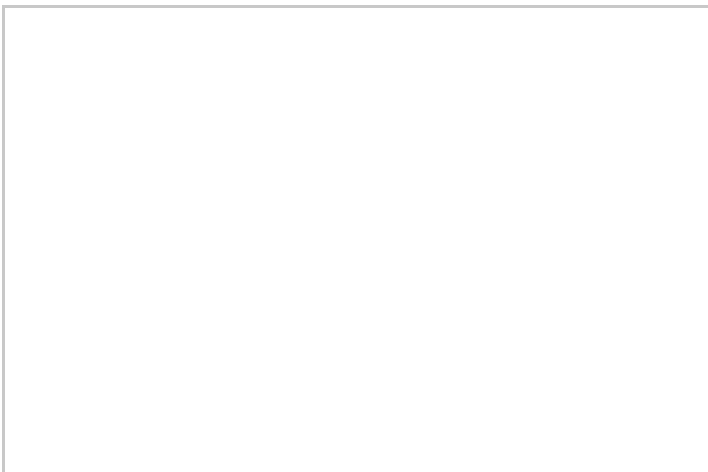
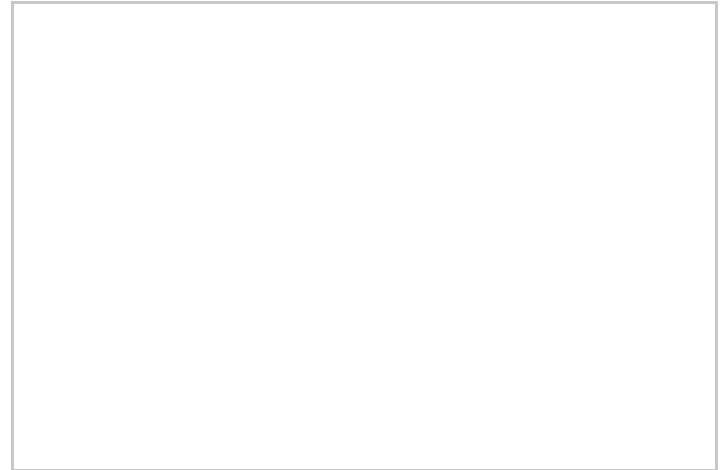
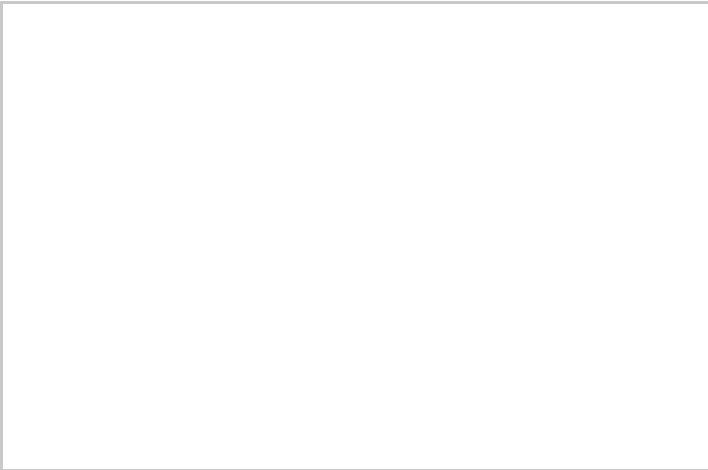
TENANCY TERM: Initially a twelve-month fixed term Assured Shorthold Tenancy Agreement.

HOLDING DEPOSIT: £206.

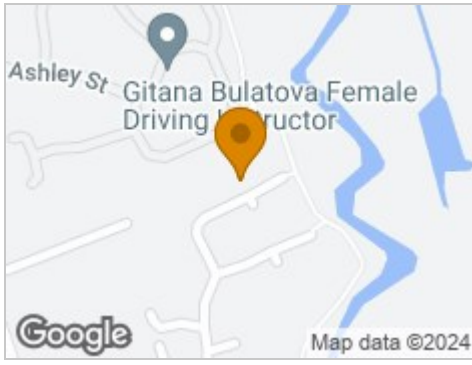
TENANCY DEPOSIT: £1,032.

VIEWING : By strict appointment with Sole Agents SCOTT MADDISON.

The Landlord has agreed that these particulars are a correct and accurate description of the property. Measurements are taken manually and whilst we endeavour to take every care with their accuracy, they must be considered approximate.



## Road Map



## Hybrid Map



## Terrain Map



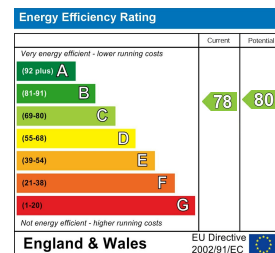
## Floor Plan



## Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.