

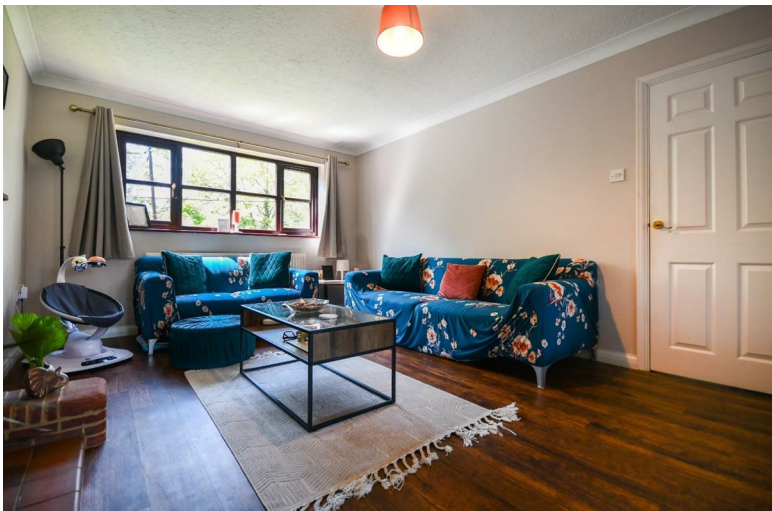


204 Swan Street

Sible Hedingham CO9 3PX

Guide Price £450,000

Freehold



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HALL

Half glazed wooden entrance door to hall, stairs rise to the first floor. Double radiator.

CLOAKROOM

Low level WC and wash hand basin. Double glazed window to side.

LOUNGE

18'10" x 11' 4" (5.74m x 3.35m 1.22m)

Double glazed window to front. TV point. Gas fire with brick surround.

DINING ROOM

11'4" x 10'8" (3.45m x 3.25m)

Radiator. Double glazed doors to rear garden.

STUDY

10'5" x 7'5" (3.18m x 2.26m)

Double glazed window to front. Radiator.

KITCHEN/BREAKFAST ROOM

15'8" x 11' (4.78m x 3.35m)

A tastefully updated kitchen comprising enamel one and a bowl single drainer sink unit with work top surfaces to both sides. Range of base units incorporating cutlery drawers and matching wall cupboards over. 4 ring electric hob. Eye level oven and grill. Plumbing for automatic washing machine. Double glazed window and door to rear. Under stairs cupboard housing the gas fired boiler. Integrated dishwasher.

LANDING

Double glazed window to side. Access to lost space which we understand is insulated and part boarded. Airing cupboard housing the hot water cylinder.

BEDROOM ONE

14'8" x 11'4" (4.47m x 3.45m)

Double glazed windows to front. Radiator. Two built in wardrobe cupboards.

EN SUITE SHOWER

En suite, suite comprising low level WC. Wash hand basin and walk in fully tiled shower cubicle with glass door. Double glazed window to front.

BEDROOM TWO

10'10" x 9' 11" (3.30m x 2.74m 3.35m)

Double Glazed window to rear. Radiator

BEDROOM THREE

10' x 7'8" (3.05m x 2.34m)

double glazed window to rear. Radiator

BEDROOM FOUR

9'11" x 7'7" (3.02m x 2.31m)

double glazed window to front. Radiator.

BATHROOM

Tasteful suite comprising panel bath with shower over. Low level WC and wash and basin. Double glazed window to rear. Radiator.

OUTSIDE

The property enjoys a secluded elevated front garden 45' in width x 30' in depth. Mainly laid to lawn with boundary fencing. Pedestrian access to both sides. Timber garden shed. Rear 42' in depth by 38' width, patio terrace with lawned area beyond. Single brick built garage with up and over door, power and light connected, half glazed personal door to rear. Double length parking adjacent to the garage.

NOTE

Vehicular access to the property is gained at all times through Bewick Court off Swan street.

SERVICES

We understand that all main services including gas, electricity, water and drainage are connected to the property.

Tel: 01787 479988



Road Map



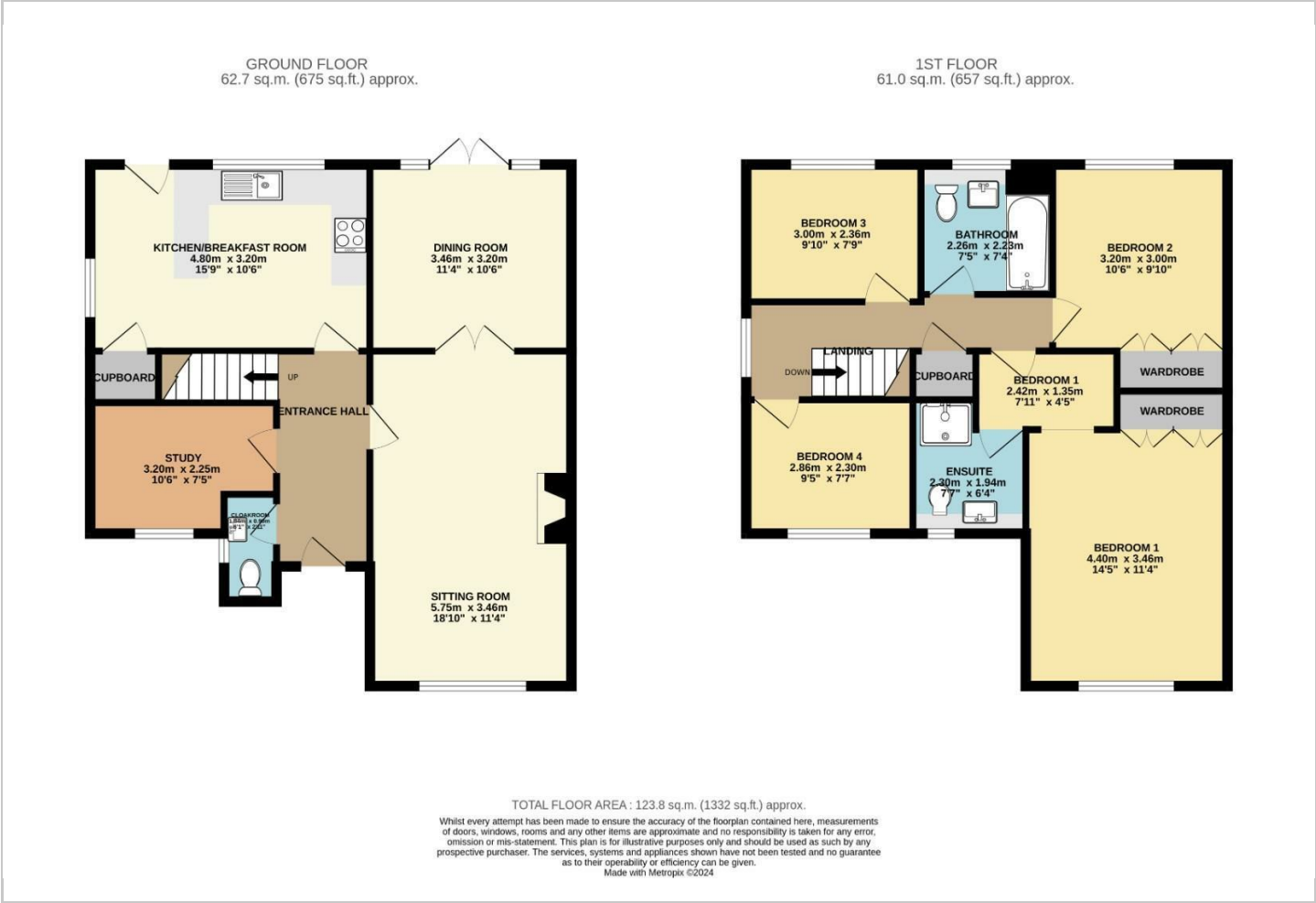
Hybrid Map



Terrain Map



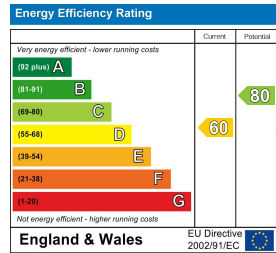
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.