



Mashay Cottage, Belchamp Road, Little Yeldham, HALSTEAD, CO9 4JY

welcome to

Mashay Cottage, Belchamp Road, Little Yeldham, HALSTEAD

- Detached bungalow
- Large plot
- Countryside views
- Annex
- Workshop

Tenure: Freehold EPC Rating: D

£650,000

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Property Ref:
HST106473 - 0006

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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Hallway

Door to front aspect. Doors leading to lounge, kitchen/diner and bedroom.

Lounge

22' 6" x 21' 6" (6.86m x 6.55m)
Two windows to side aspect and window to front aspect. Two built in cupboard. Leads through to kitchen/diner. Door to inner hall.

Kitchen / Diner

26' 11" x 12' 7" max (8.20m x 3.84m max)
French doors and door to rear aspect. Range of country style wall and base units. Butler sink. Doors to living room, utility room and study.

Utility Room

6' 6" x 6' 4" (1.98m x 1.93m)
Base units. Sink.

Study

6' 8" x 6' 2" (2.03m x 1.88m)
Window to rear aspect.

Bedroom One

11' 1" x 10' 6" (3.38m x 3.20m)
Window to front aspect. Door leading to dressing room.

Dressing Room

9' 2" x 5' (2.79m x 1.52m)
Window to rear aspect. Leads through to en-suite.

En-Suite

Suite comprising wc, shower cubicle and wash basin.

Annex: Kitchen / Lounge

17' 3" x 11' 3" (5.26m x 3.43m)
Door to front aspect. Two windows to side aspect. Wall and base units. Sink/drain. Door leading to bedroom.

Bedroom

11' 4" x 9' 7" (3.45m x 2.92m)
Window to side aspect. Door to hallway.

Hallway

Cupboard. Door leading to bathroom.

Bathroom

Window to side aspect. Suite comprising bath, wc and wash basin.

Outbuilding(s): Workshop

21' 11" x 18' 3" (6.68m x 5.56m)
Two doors to front aspect. Door leading to shed.

Sheds



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