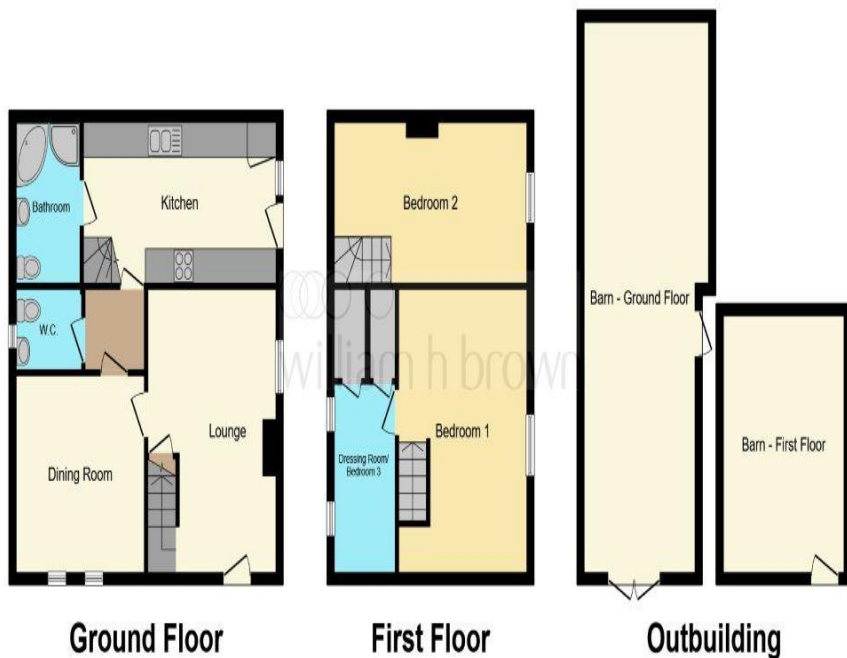




**Providence Cottage, Gainsford End, Toppesfield, Halstead,
CO9 4EG**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to Providence Cottage, Gainsford End, Toppesfield

- 2/3 Bedroom Grade II Thatched Cottage
- Peaceful hamlet location
- Views over the Essex countryside

- Two floor Barn and workshop
- Character property

Council Tax Band: D

Tenure: Freehold

EPC Rating: Exempt

£475,000



Lounge

16' 6" max x 14' 5" max (5.03m max x 4.39m max)

Dining Room

11' 1" x 9' 7" (3.38m x 2.92m)

Inner Hall

Cloakroom

Kitchen

17' 3" x 9' 7" (5.26m x 2.92m)

Bathroom

Bedroom One

16' 1" x 13' 4" (4.90m x 4.06m)

Dressing Room / Bedroom Three

5' 9" max x 10' 7" max (1.75m max x 3.23m max)

Bedroom Two

11' 5" x 14' 2" (3.48m x 4.32m)

Front Garden

Rear Garden

Barn

11' 8" x 31' 5" (3.56m x 9.58m)

view this property online williamhbrown.co.uk/Property/HST108036



Property Ref:

HST108036 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01787 472491



Halstead@williamhbrown.co.uk



30 High Street, HALSTEAD, Essex, CO9 2AF



williamhbrown.co.uk