

PESTELL & Co

ESTABLISHED 1991



MILL END, THAXTED

GUIDE PRICE – £325,000

- 2 DOUBLE BEDROOM COTTAGE
- GRADE II LISTED
- LIVING ROOM WITH FIREPLACE
- DINING ROOM WITH FIREPLACE
- VAULTED KITCHEN
- BASEMENT
- FAMILY BATHROOM
- HOME OFFICE
- REAR COURTYARD GARDEN
- ON STREET PARKING
- TOWN CENTRE LOCATION

A Grade II listed cottage in the heart of the historical town of Thaxted. This 2 double bedroom cottage is full of character from exposed timbers and sliding sash windows to ornate fireplaces and walled rear courtyard. Partially modernised with vaulted kitchen and fitted bathroom but still with an opportunity to make your mark. A must view for those that want the unique.





With timber door opening into:

Entrance Hall

With exposed timber flooring, ceiling lighting, understairs storage cupboard and doors to rooms.

Living Room 14'10" x 11'6"

With sliding sash window to front, ornate fireplace, ceiling lighting, exposed timbers to wall, fitted carpet, TV and power points.

Dining Room 11'8" x 11'8" max

With sliding sash window to front, fireplace with timber surround, tiled hearth and wood burner within, storage cupboard, ceiling lighting, exposed timber flooring, door to stairs that rise to the first-floor landing, power points.

Kitchen

Comprising an array of eye and base level units with stone effect square edge work surfaces and tiled splash backs, 1 bowl single drainer stainless steel sink unit with mixer tap, freestanding electric oven with four ring hob and extractor fan above, vaulted ceiling with ceiling lighting and Velux window, two further windows and door to rear courtyard garden, alcove with power ideal for fridge freezer, tiled flooring, an array of power points and door to:

Basement 13'6" x 7'10"

With exposed timbers to ceiling, ceiling lighting, power points, solid floor, extra area with restricted use.

First Floor Landing

With fitted carpet, window to rear, ceiling lighting and doors to rooms.

Bedroom 1 – 15'0" max x 12'0"

With two sliding sash windows to the front aspects, ceiling lighting, fitted carpet, wall mounted radiator, power points.

Bedroom 2 – 11'4" x 9'2"

With a sliding sash window to the front aspect, ornate decorative fireplace, ceiling lighting, fitted carpet, power points.

Family Bathroom

Comprising a three-piece suit of panel enclosed bath with shower attachment over and glazed shower screen, vanity mounted wash hand basin with mixer tap, low level wc with integrated flush, window to rear, ceiling lighting, tiled flooring.

Home Office 5'2" x 4'3"

With timber cladded walling, window to rear and glazed roof.

OUTSIDE

The front of the property is directly to pavement and located at the beginning of the historic High Street of Thaxted.

Rear Courtyard

A red brick walled and paved courtyard that could be transformed into a private oasis.



DETAILS

EPC

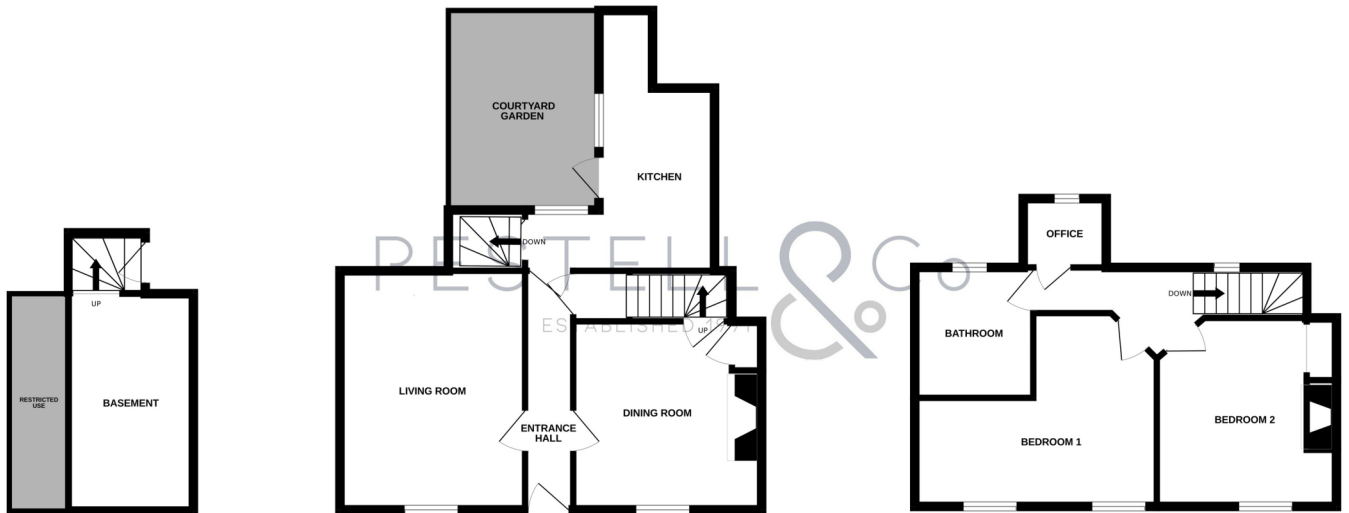
EPC EXEMPT

FLOOR PLAN

BASEMENT
122 sq.ft. (11.4 sq.m.) approx.

GROUND FLOOR
504 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR
396 sq.ft. (36.6 sq.m.) approx.

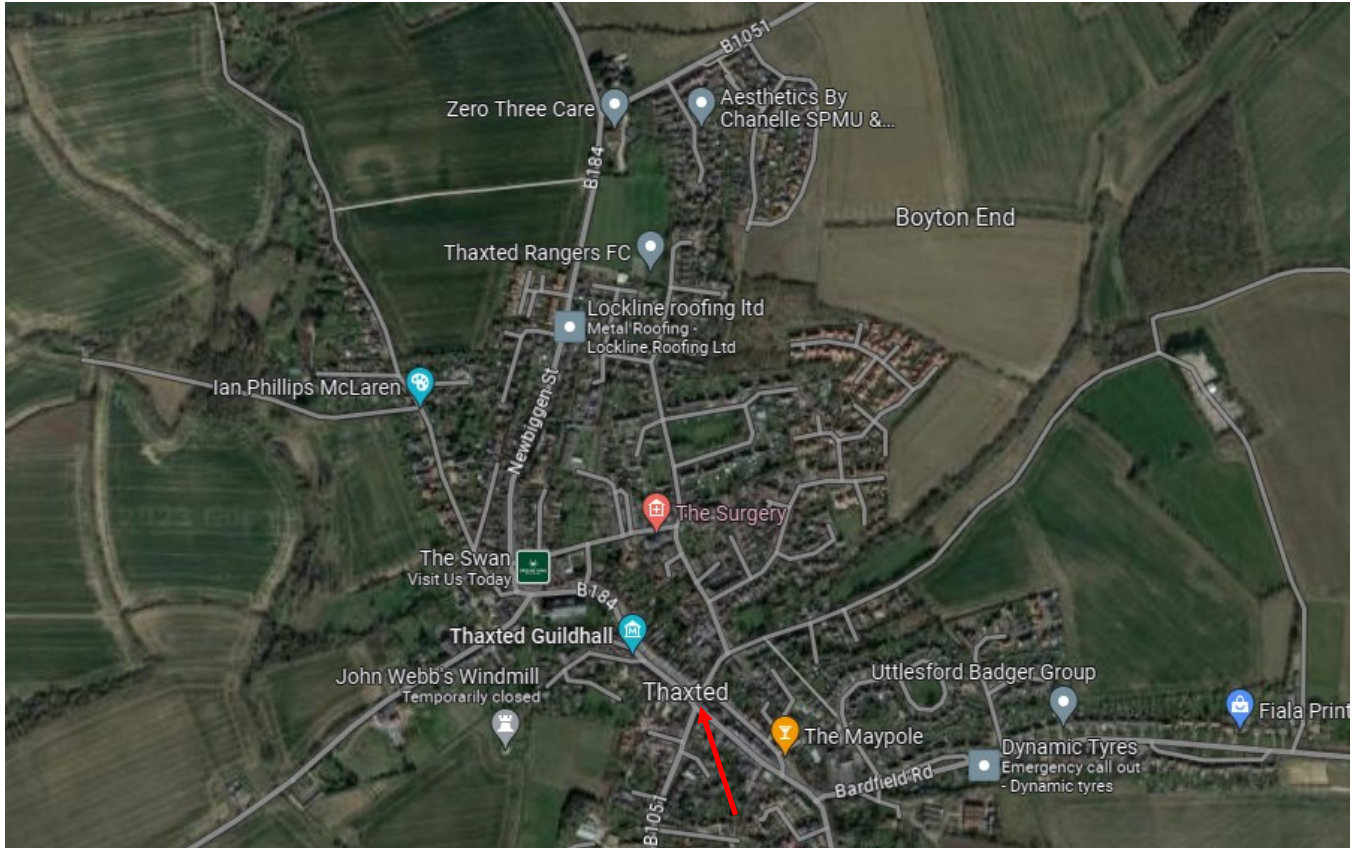


TOTAL FLOOR AREA : 1022 sq.ft. (95.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Centrally located within the heart of Thaxted's High Street that offers primary schooling, doctors, independently owned shops and recreational facilities. The mainline stations of Bishop's Stortford, Elsenham & Newport all serve London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive, giving easy onward access to London and the north.



FULL PROPERTY ADDRESS

3 Mill End, Thaxted, Essex CM6 2LT

COUNCIL TAX BAND

Band C

SERVICES

Gas fired central heating, mains drainage and water

LOCAL AUTHORITY

Uttesford District Council, London Road, Saffron Walden, CB11 4ER

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

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ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 33 YEARS!



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Are you a developer looking for an agent to market or value your site?