



Semi-Detached: Stebbing

**Guide Price
£180,000**

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

Three bedroom, semi-detached cottage located outside of the picturesque village of Stebbing, benefiting from surrounding countryside views. The property is occupied by a tenant.

FOR SALE BY DEDMAN GRAY AUCTION 10TH APRIL 2025

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DETAILS

LOCATION

1 Warehouse Cottage is located on Warehouse Road, approximately 0.7 miles outside of the village of Stebbing and 1 mile from the B1256 providing excellent accessibility to the A120 and road connections to Dunmow and Braintree and Stansted Airport which is approximately a 17 minute drive from the property.

Stebbing also benefits from a local primary school, community-run shop and a public house.

THE PROPERTY

Ground Floor

- Bathroom: (1.31 x 2.07m) - UPVC D/G window to the front with obscured glass, tiled flooring, fitted bath with electric shower over, sink and cupboard unit, toilet with extractor fan.
- Living Room: (4.16 x 3.67m) - UPVC D/G window and door to the front, carpet flooring with brick fireplace.
- Kitchen: (2.04 x 2.24m) - UPVC D/G window to the side and S/G crittall window to the utility room, tiled flooring, stainless steel sink, laminated fitted unit with worktop.
- Front Room: (3.57 x 2.97m) - UPVC D/G window, brick fireplace, carpet.
- Under stairs storage cupboard.
- Utility: (4.02 x 1.68m) - Concrete floor, UPVC D/G door, 2 x UPVC D/G windows, stainless steel sink and cupboard unit, wooden door to garage.

First Floor

- Bedroom 1: (3.02 x 3.59m) - UPVC D/G window, built-in storage cupboard, carpet flooring.
- Bedroom 2: (3.68 x 3.32m) - UPVC D/G window to the front, carpet flooring.
- Bedroom 3: (3.67 x 2.13m) - UPVC D/G window to the front, carpet flooring.

EXTERNALLY

Off-road parking with driveway leading to a detached garage.

Garden to the rear backing on to open fields.

LEGAL NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy

themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water and electricity are connected. There is open fire heating and private drainage.

COUNCIL TAX BAND

The property is assessed as Council Tax Band C.

EPC

The property is classed as Band F.

The property has been registered as exempt from MEES regulations.

JOINT AGENT

Dedman Gray Auctioneers.

EXISTING TENANCY

There is an existing Tenant in occupation on a succession tenancy under the Rent (Agricultural) Act 1976 and there is no written tenancy agreement in place.

We are advised the rental income is £450 per month.

Contact the agent for further information.

RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to any easements, quasi easements, wayleaves, rights of way or obligations whether mentioned in these particulars or not.

1 Warehouse Cottages,
Warehouse Road, Stebbing,
Dunmow CM6 3ST

Whirledge &Nott

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