



8 Basons Way, Ongar, CM5 9AS

£335,000

\*\*\* NO ONWARD CHAIN - REFURBISHMENT REQUIRED - MANY ORIGINAL FEATURES \*\*\* A charming THREE BEDROOM TERRACED COTTAGE SITUATED JUST OFF THE HIGH STREET. The property does require updating but has retained many original features over the years which include: internal doors, tiled and cast iron fireplaces and picture rails. The house we believe was built in 1916 as was formerly a row of railway work mans cottages. It was extended to the rear in circa 1978. Ground floor: HALL, SITTING ROOM, OPEN PLAN KITCHEN/DINER (needs updating), REAR LOBBY, GROUND FLOOR BATHROOM WITH COLOURED SUITE. First floor: THREE GOOD SIZE BEDROOMS. It currently has electric heating and secondary double glazing. There is an attractive good size rear garden with rear access available. Permit parking to the road.

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## LOCALITY INFORMATION



Bansons Way is conveniently located just a short walk from Ongar High Street, with a wealth of shops, restaurants, public houses, pharmacies and a traditional greengrocer, in addition to the historic Budworth Hall and community library. Ongar also boasts the unique Epping-Ongar Railway station and attraction, featuring a fully restored and operational steam locomotive, with routes to Epping Forest, linking to a tube station to London, if desired.

There are nurseries, preschools and primary schools all nearby, plus the Ongar Academy is just quick drive away.

### ENTRANCE HALL

Solid wood entrance with frosted window to hall. Stairs to first floor, door to sitting room.

### SITTING ROOM 13'5" x 12'7" (4.09 x 3.85)



Tiled fireplace, picture rails, built in cupboards, Dimplex electric heater, deep under stair cupboard, window to front, door to kitchen/diner.

## FURTHER VIEW



KITCHEN/DINER (needs updating) 18'6" depth x 15'4" width to dining area narrowing (5.65 depth x 4.69 width to dining area narrowing t)



### KITCHEN AREA



Range of worktops with drawers and cupboards below, eye level cabinets and shelving, door to rear lobby.

### DINING AREA



Tiled fireplace, alcove, built in shelved cupboard, open aspect to kitchen area.

### REAR LOBBY

Frosted part glazed door to rear garden and door to ground floor bathroom.

### GROUND FLOOR BATHROOM



Coloured suite with panelled bath, pedestal wash hand basin, low level wc, airing cupboard, frosted window to rear.

### LANDING

Access to roof space, stairs to ground floor with sky light above, doors to all bedrooms.

### BEDROOM ONE 12'9" x 8'11" (3.89 x 2.73)



Feature cast iron fireplace, built in wardrobes and cupboards, Dimplex electric heater, secondary double glazed window to front.

ADDITIONAL VIEW



BEDROOM THREE 10'1" x 9'5" (3.09 x 2.88)

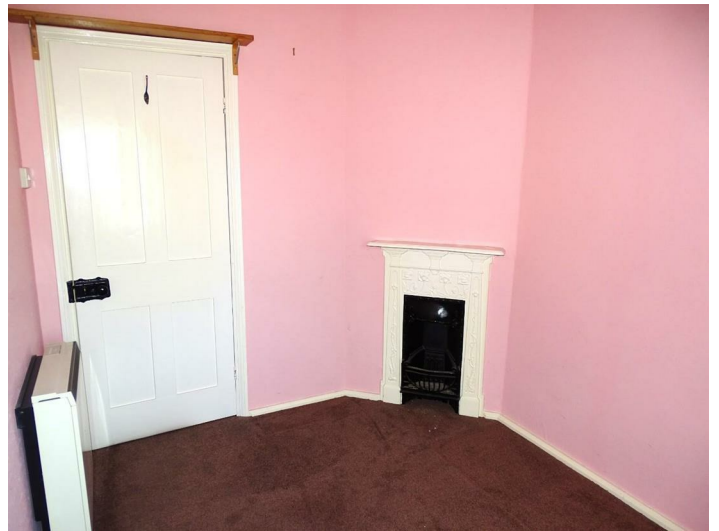


BEDROOM TWO 12'11" x 7'6" maximum (3.96m x 2.29m maximum)



Feature cast iron fireplace, Dimplex electric heater, secondary double glazed window to rear.

REVERSE VIEW



Feature cast iron fireplace, Dimplex electric heater, secondary double glazed window to rear.

### ATTRACTIVE GOOD SIZE REAR GARDEN



The garden has a lawn to one side and flower and shrub to the opposite side with a concrete path in between leading to a rear gate which provides access via a pathway to the High Street. There is a timber shed to remain to the lower garden area.

### REAR ELEVATION

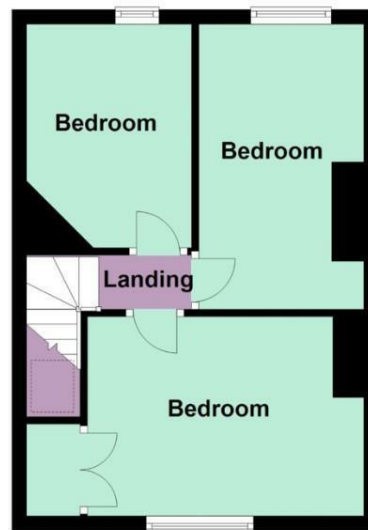




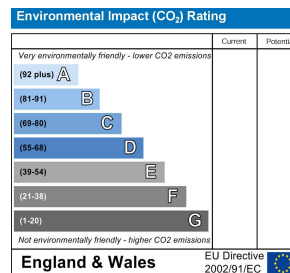
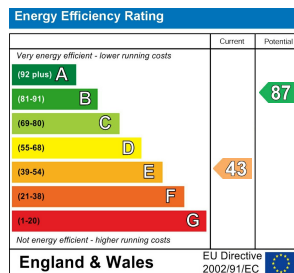
### Ground Floor



### First Floor



**APPROX INTERNAL FLOOR AREA 77 SQ M (830 SQ FT)**  
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 All measurements are approximate **NOT** to be used for valuation purposes  
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