



First Floor



BRIDGE STREET, GREAT BARDFIELD, BRAINTREE  
OFFERS OVER £270,000

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## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

- Two Double Bedrooms
- Courtyard Garden
- Period Features
- Kitchen/Breakfast Room
- Popular Village Location
- End Of Terrace Cottage
- Popular Village
- Lounge/Dining Room
- Family Bathroom
- Viewing Advised

Located in the thriving village of Great Bardfield is this two double bedroom end of terrace cottage boasting a courtyard garden. The ground floor accommodation comprises:- lounge/dining room, kitchen/breakfast room and entrance porch. On the first floor are two double bedrooms and a family bathroom.

#### **Entrance Porch**

Accessed via UPVC partly glazed door. Tiled flooring, door to.

#### **Lounge/Dining Room**

16'10" x 14'5" (5.13m x 4.39m)

UPVC double glazed windows to windows to multiple aspects, Inset wood burning stove with feature brick fireplace, exposed timbers, radiator, power points, T.V point, wood effect flooring, door to stairs rising to the first floor landing, fitted units, archway to.

#### **Kitchen/Breakfast Room**

14'5" x 9'6" (4.39m x 2.90m)

UPVC double glazed window to side aspect, roof light, base and eye level units with wood effect working surfaces, inset 1 1/2 bowl sink with drainer unit, freestanding cooker with extractor fan, space for fridge/freezer, space for washing machine, floor mounted boiler, wood effect flooring, radiator, power points, UPVC double glazed French doors to the rear garden.

#### **First Floor Landing**

Doors to.

#### **Principal Bedroom**

17'3" x 8'8" (5.26m x 2.64m)

UPVC double glazed window to rear aspect, feature window to side aspect, exposed timbers with vaulted ceiling, exposed floorboards, radiator, power points, a range of fitted wardrobes.

#### **Bedroom Two**

9'1" x 8'9" (2.77m x 2.67m)

UPVC double glazed window to front aspect, feature window to side aspect, radiator, power points.

#### **Family Bathroom**

UPVC double glazed opaque window to rear aspect, enclosed bath with mixer taps, separate shower over, W.C, wash hand basin with vanity units, heated towel rail, part tiled walls, tiled flooring, exposed timbers.

#### **Courtyard**

To the rear of the property is a courtyard garden with a raised decked area leading to the remainder block paved garden. To the foot of garden is a timber summer house.

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