



School Terrace, Withersfield, CB9 7RX

CHEFFINS

School Terrace

Withersfield,
CB9 7RX

- Grade II Listed
- Desirable Village Location
- Beautiful Location
- LPG Gas Central Heating
- Generous Bathroom Suite
- Interconnecting Bedrooms
- Allocated Parking Space
- No Onward Chain

A beautifully presented and much improved Grade II listed cottage situated in the heart of the village of Withersfield occupying a wonderful position overlooking the village green. The property has retained many period features and also benefits from a generous bathroom suite, fitted kitchen, pleasant gardens and off road parking. Offered for sale with no onward chain. EPC Rating F.



Guide Price £285,000





LOCATION

The charming and picturesque village of Withersfield with its fine church, village green and public house is within easy reach of the A1307 and is located a short distance from the thriving market town of Haverhill. The A1307 provides an easy link to Cambridge (14 miles), M11 (10 miles), Saffron Walden (13 Miles) and Bury St Edmunds (15 miles).

GROUND FLOOR

DINING ROOM 11' 1" narrowing to 8' 11" x 12' 9" (3.38m x 3.89m) Bespoke stable door providing access to the dining room. Window to front, wood burner, door to storage cupboard which has plumbing for washing machine, additional storage cupboard.

SITTING ROOM 12' 10" x 10' 8" max (3.91m x 3.25m) A bright room with window over looking the village green, open fireplace, radiator.

KITCHEN 6'2" x 10'1" Fitted with a matching range of base and eye level units with solid oak work tops over, sink with mixer tap. Integrated dishwasher, electric oven, under stairs storage cupboard.

BEDROOM ONE 12' 9" x 10' 8" max (3.89m x 3.25m) Dual aspect windows, radiator.

BEDROOM TWO 12' 10" x 9' 8" narrowing to 7'6" (3.91m x 2.95m) Window to front, radiator, storage cupboard, loft hatch, cast iron fireplace (not in use).

BATHROOM A generous bathroom

suite fitted with a three piece suite comprising a panelled bath with shower over, pedestal wash hand basin, WC, extractor fan and heated towel rail, window to front.

GARDEN The property has a pleasant enclosed garden which is of a good size and predominantly laid to lawn with a variety of mature shrubs situated throughout, the garden is enclosed by hedging (made up of fruit and nut trees) and woven Hazel fencing. There is also a summer house and garden shed both with power and lighting connected, there is also a wild life pond.

OFF ROAD PARKING The property benefits from off road parking for two vehicles.

AGENTS NOTE

We have been advised by the current vendor that the Sitting Room has been underpinned by previous owners over 25 years ago. A recent report was carried out (2012) and indicated no further significant foundation movement.

MATERIAL INFORMATION Tenure -

Freehold
Council Tax Band - C

VIEWINGS

By appointment through the Agents.

SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



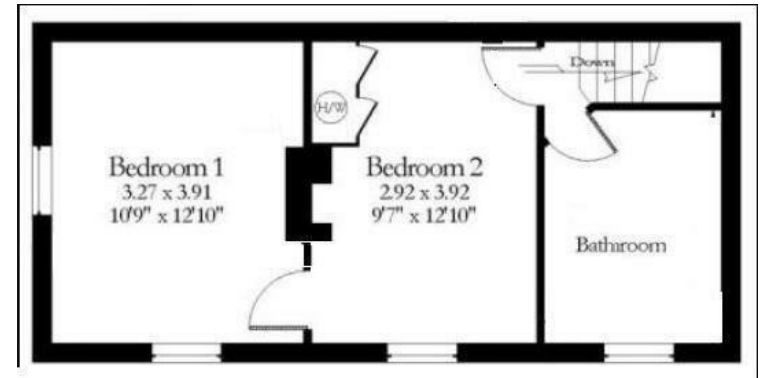
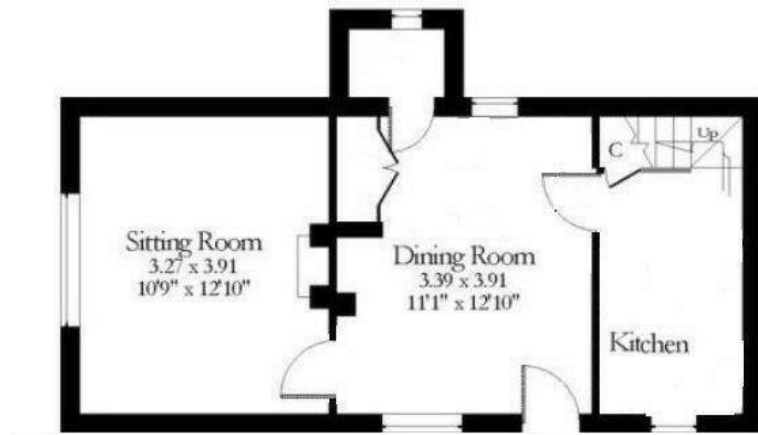


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Local Authority - West Suffolk



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