



## LONG ACRE

Audley End, Gestingthorpe, CO9 3AU

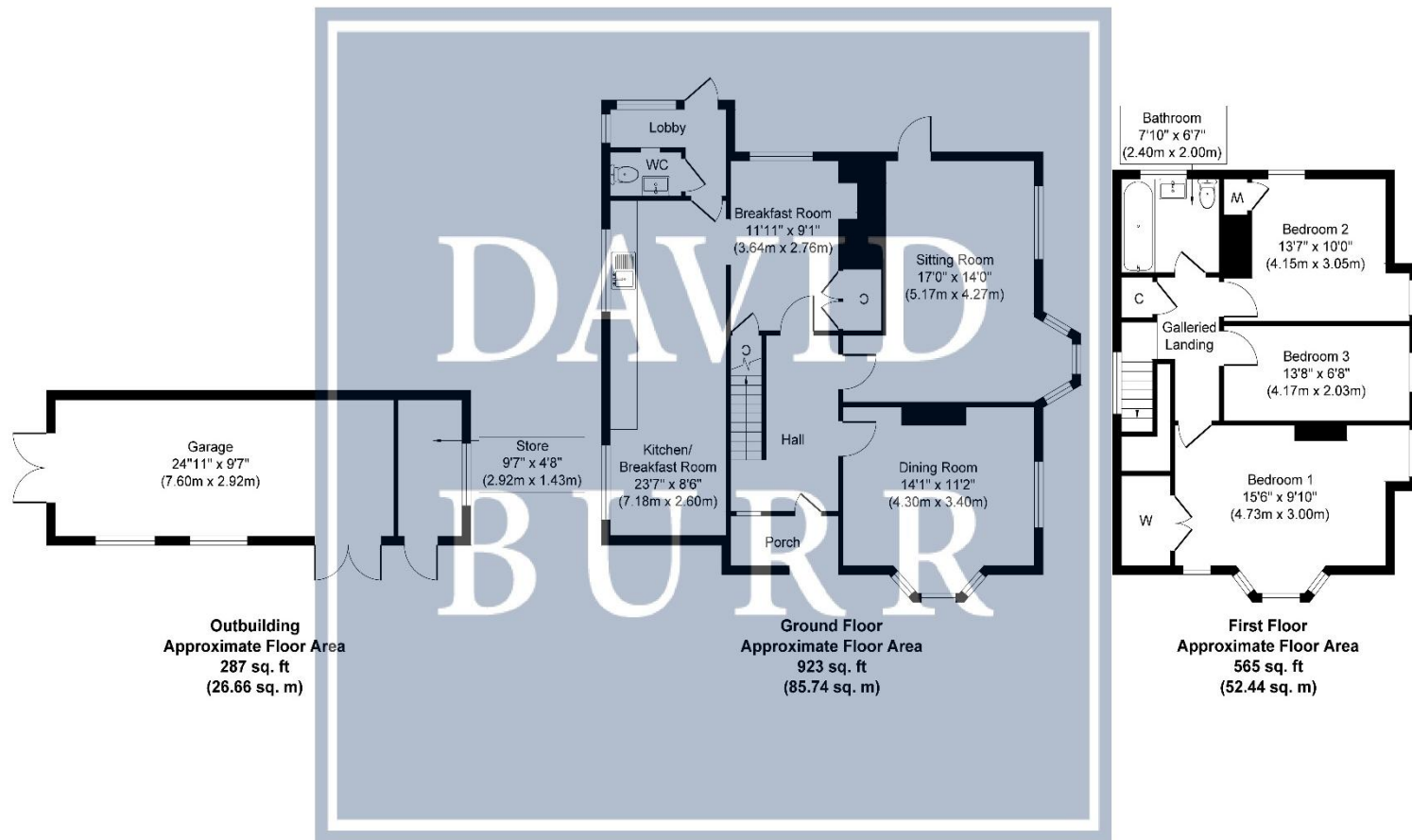
Guide price **£650,000**

DAVID  
BURR









Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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### Additional information

Services: Main water, electricity and private drainage (Septic tank)

Oil fired heating to radiators. EPC rating: F Council tax band: F

Tenure: Freehold

Broadband speed: up to 900 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone - Limited (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. [DAVIDBURR.CO.UK](http://DAVIDBURR.CO.UK)

### Contact details

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**DAVID  
BURR**