

72 NUNNERY STREET

Castle Hedingham, Halstead, Essex, CO9 3DP

Guide price £250,000 to £260,000

DAVID BURR


SCRABBLE







72 Nunnery Street, Castle Hedingham, Halstead, Essex, CO9 3DP

A delightful two bedroom cottage, being the end house of a row of cottages, tucked away just off Nunnery Street, and for sale with no ongoing chain. The property offers characterful accommodation which is well proportioned including a sitting room and separate dining room, kitchen with vaulted ceiling and two independent bedrooms.

The charming rear garden is predominantly hard landscaped, for low maintenance, in a courtyard style, with various planted areas and a large very useful timber shed.

Framed and braced timber door leads to an entrance lobby with a brushed mat flooring doors to the sitting room, dining room and short flight rising to the first floor level.

The sitting room is a charming living space with exposed timber floor and fireplace with hearth and inset log burning stove, window to front.

The dining room has a more contemporary wood effect floor, a delightful fireplace with chimney hood and herring bone style hearth, timber bressummer and a very useful understairs storage cupboard. A door leads from the dining room to the kitchen past a small breakfast area with a window overlooking the garden. Ideal for early morning coffee, this area opens up to the kitchen which features counter tops to three sides, an enamel style sink, with pine cupboards and drawers at both eye and floor level, a five-ring gas hob with electric oven below and extractor. There is space for a microwave oven, and a space for a fridge freezer and washing machine. There is a wall mounted BAXI gas boiler, replaced over the last few years, window to the rear and delightful timber ledged door to the rear garden.

The bathroom features a shower bath, a wash hand basin and a low level WC and a window to the rear.

To the first floor there are two excellent size bedrooms, the second bedroom features two very useful built in cupboards. On landing there is a skylight window and a cupboard directly over the stairs.

Outside;
The rear garden has been arranged for low maintenance with paved and stone covered areas providing potential seating areas for the shade or catching the sun. There is an outside water tap and side access, A pathway leads past a substantial timber shed which is glazed and would be ideal for hobbies etc. At the foot of the garden there is a door concealing a disused former well.

Agents note;
The property is grade II listed and is of timber framed, brick and plastered construction. Please note there is no dedicated parking but generally space can be readily found on Nunnery Street.

At the rear of the garden is a cubby-hole concealing a former well which provided water for the cottages. As a consequence, we understand there is an established right to access to the same by the occupants of the neighbouring cottages.

The well presented accommodation comprises:

Two bedrooms	Kitchen
Ground floor bathroom	Dining room
Sitting room	Secluded rear garden

Location

Castle Hedingham, named after its famous Norman Keep, is a very pretty village containing a wealth of fine period houses. Amenities include a village shop and post office, St Nicholas parish church, two pubs, tea-room, tennis courts, doctors' surgery, a cricket field, primary school and playing fields, and a newly opened restaurant. The nearby market towns of Halstead, Sudbury and Braintree provide for more extensive needs including a commuter line from Sudbury. Witham and Kelvedon (both 15 miles) and Braintree all provide rail links to London Liverpool Street.

Access

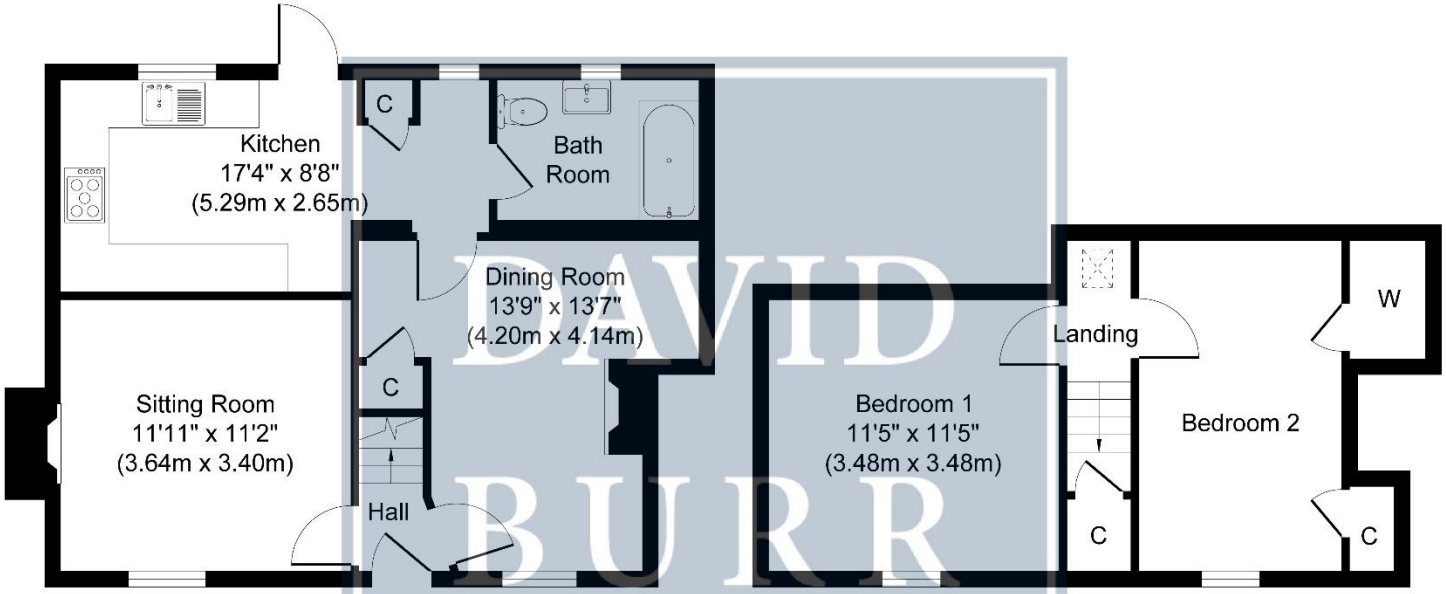
Halstead 5 miles	Braintree-Liverpool St 60 mins
Sudbury 6 miles	Stansted Airport approx. 30 mins
Braintree 10 miles	M25 J27 approx. 50 mins











Ground Floor
Approximate Floor Area
590 sq. ft
(54.80 sq. m)

First Floor
Approximate Floor Area
314 sq. ft
(29.21 sq. m)

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 drainage

Gas fired heating to radiators. EPC rating: D

Council tax band: C Broadband: Fibre to the cabinet

Tenure: Freehold Construction type: Timber framed

Conservation area: No Listed ID: 1122947

Broadband speed: up to 71 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (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

Contact details

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London	(020) 7390888
Linton & Villages	(01440) 784346



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