



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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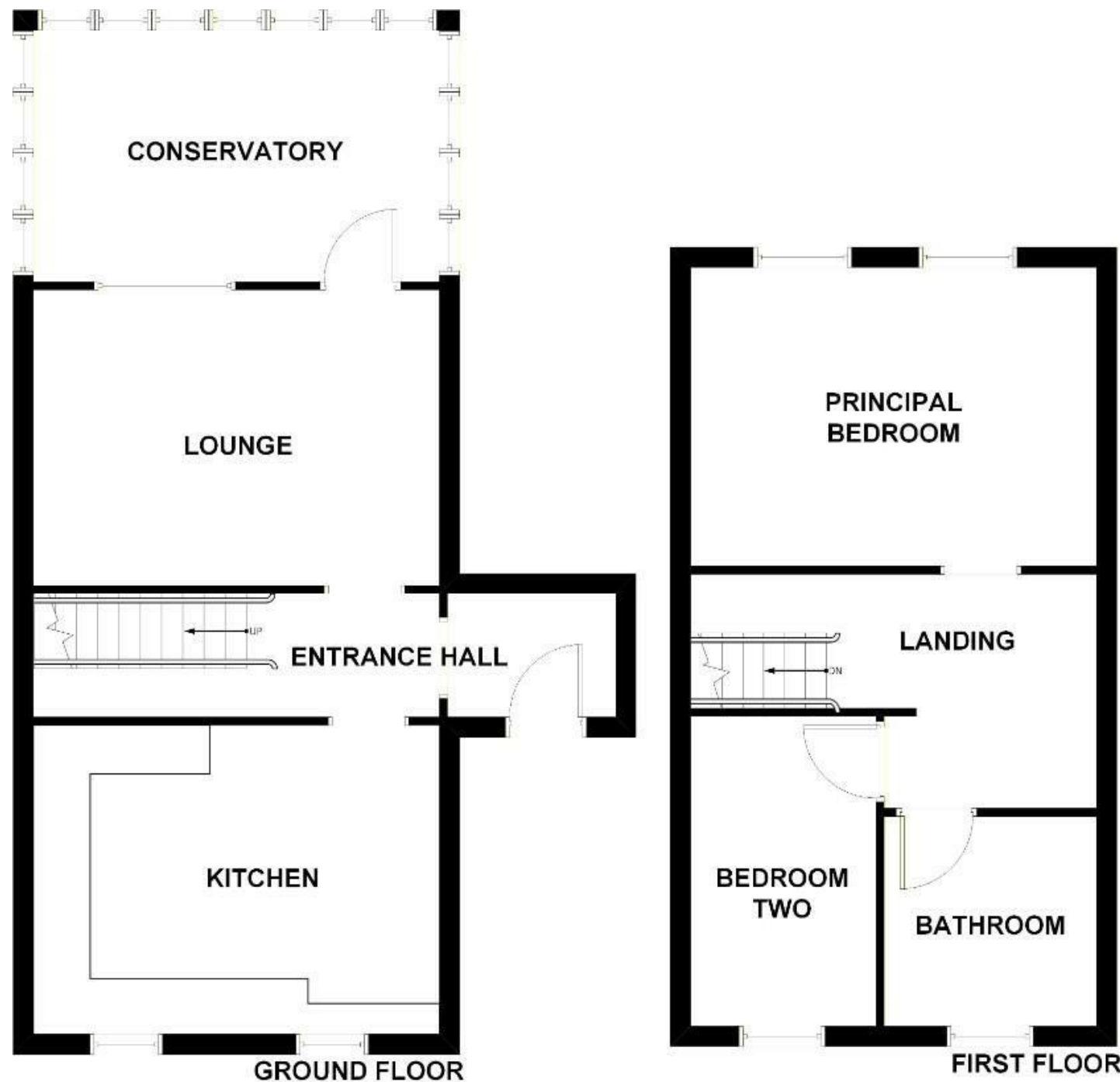
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OFFERS OVER £300,000



WEDOW ROAD
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Located at the end of a quiet close in the historic market town of Thaxted is this rarely available two bedroom semi-detached home. The accommodation in brief comprises, entrance porch, hallway, kitchen/breakfast room, lounge, conservatory, two bedrooms and a family bathroom. Externally the property boasts a generous rear garden and allocated parking for multiple vehicles.



TOTAL APPROX. FLOOR
AREA: 1070 SQ.FT.

DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.



- Two Bedroom End Of Terrace Family Home
- Enclosed Rear Garden
- Allocated Parking For Multiple Vehicles
- Walking Distance To Town Centre
- Lounge & Conservatory
- Kitchen/Breakfast Room
- Family Bathroom
- Entrance Porch & Hallway
- Quiet Close Location
- Viewing Advised

Entrance Porch

Wood effect flooring, power points, door to.

Hallway

Stairs rising to the first floor landing, understairs storage cupboard, power points, doors to.

Kitchen/Breakfast Room

11'1" x 9'7" (3.38m x 2.92m)

Two UPVC double glazed windows to front aspect, base and eye level units with complimentary working surfaces over, inset sink with drainer unit, inset oven, induction hob with extractor over, space for washing machine, space for fridge/freezer, part tiled walls, tiled flooring, radiator, power points.

Lounge

11'3" x 9'10" (3.43m x 3.00m)

UPVC double glazed window to rear aspect, radiator, power points, T.V point, single door to.

Conservatory

9'5" x 9' (2.87m x 2.74m)

UPVC double glazed window to multiple aspects, UPVC sliding doors to side aspect, solid wood flooring.

First Floor Landing

Doors to.

Bedroom One

11'2" x 10' (3.40m x 3.05m)

Two UPVC double glazed windows to front aspect, radiator, power points.





Bedroom Two
 10'1" x 5'5" (3.07m x 1.65m)
 UPVC double glazed window to rear aspect, radiator, power points.

Bathroom
 UPVC double glazed opaque window to rear aspect, enclosed bath with mixer taps & shower attachment, W.C, wash hand basin with pedestal, heated towel rail, part tiled walls.

Garden
 To the rear of the property is a raised decked area leading to the remainder lawn with a paved pathway leading to a timber shed to the foot of the garden and a timber gate providing rear access. Side access also granted via an additional timber gate.

Driveway Parking
 To the rear of the property is parking for multiple vehicles.

Town Summary
 The Medieval market town of Thaxted is steeped in history and retains an abundance of character to this day. The town boasts three public houses, various restaurants, a bakery, petrol station and various independent shops. Some of the beautiful landmarks Thaxted has to offer include the stunning Guild Hall, Thaxted Parish Church, and John Webbs Windmill. Thaxted is approximately seven miles from the popular town of Saffron Walden and approximately six miles from the bustling market town of Great Dunmow.

