

DAVID  
BURR



## 26 ABBEY MEADOW, SIBLE HEDINGHAM, CO9 3QS

A one bedroom mid terraced house with garage and private garden situated in a cul-de-sac just to the outskirts of Sible Hedingham. The property features modern fittings including double glazed windows and a heating system with gas boiler and radiators.

£900 pcm

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Offered with immediate possession, subject to acceptance and referencing, a viewing is advised.

Features; large bedroom with wardrobes, modern bathroom suite, entrance hall, kitchen, living room with French doors to garden, private rear garden and garage.

Entrance door providing access to entrance hall, laminated floor covering radiator and built in cupboard. kitchen with fitted oak effect counter tops, drawers and cupboards, matching wall units, electric oven, electric hob and canopy extractor hood, wall mounted gas boiler with space for appliances and double glazed window to the front. From the hall there is a door way to the living room which features a radiator and wall lights. The floor is covered by a laminate covering with French doors providing access to the rear garden.

Stair flight rising to first floor level with access to loft, fitted wardrobes, radiator, built in cupboard, Velux skylight window and door through to bathroom which features a white suite, low level WC, hand wash basin, bath and shower over bath and heated towel rail.

The garden is formed of a small patio area and lawn with small timber shed and rear gate pedestrian access which leads to the garage compound where the garage can be found numbered number 26.

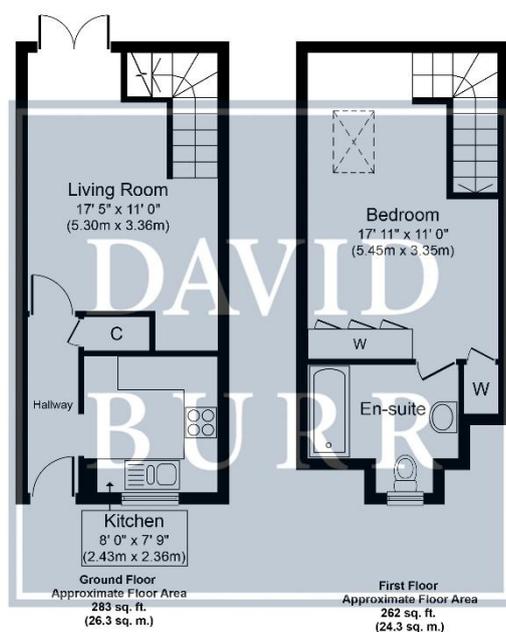
### Location

Sible Hedingham is a popular and well served village offering a wide range of amenities including many shops, post office, garages and schools, public house and the impressive Church of St Peters. The nearby market towns of Halstead and Sudbury provide for more extensive needs including rail connections to London Liverpool Street from Braintree, Kelvedon 12 miles and Witham 15 miles.

### Access

Halstead 4 miles	Braintree – Liverpool St 60 mins
Braintree 8 miles	Stansted approx. 30 mins
Sudbury 8 miles	M25 J27 approx. 50 mins

A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.



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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Viewing strictly by appointment with David Burr.

Castle Hedingham	01787 463404
Castle Hedingham	(01787) 463404
Clare	(01787) 277811
Leavenheath	(01206) 263007
Long Melford	(01787) 883144
Woolpit	(01359) 245245
Bury St Edmunds	(01284) 725525
London	(020) 78390888
Linton & Villages	(01440) 784 346

### Additional information

Services: Main water, electricity and drainage.  
Gas fired heating to radiators. EPC rating: C Council tax band: B  
Broadband speed: up to 1000 Mbps (Ofcom).  
Mobile coverage: EE, Three, O2 and Vodafone - Limited (Ofcom).  
None of the services have been tested by the agent.  
Local authority: Braintree District Council (01376) 552 525.  
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