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property consultants

- Guide Price £240,000 - £250,000
- Two Bedroom Freehold house
- Highly Sought After Village Location
- Cosy, Charming And Quaint Cottage
- Off Street Parking For Two Cars
- EPC Rating C
- 'B' Council Tax Band
- Chain Free
- Excellent First Time Purchase

Mill Lane, Pebmarsh, Halstead, Essex. CO9 2NN.

Tucked down a quiet no-through road in a popular village, this freehold two bedroom mid-terrace house is ideal for a first-time buyer or downsizer. If you're looking for a low maintenance, economical property that's beautifully decorated and ready to move into, we recommend you book your viewing today.

Situated in the pretty village of Pebmarsh, the modern cottage, built in 2003, is a 2-minute walk from the popular local village pub 'The King's Head'. The property has easy access to footpaths leading down to Pebmarsh Lake. The village has a local convenience store, school, hairdresser and well-regarded restaurant 'The Forager's Retreat'. Halstead & Sudbury are both within a short drive away, whilst a mainline train station is accessible at Kelvedon which is roughly 20-25 minutes from the property.



Property Details.

Ground Floor

Living Room



11' 1" x 10' 4" (3.38m x 3.15m) Enter to living area with solid oak flooring and fireplace with wood burner. Bespoke fitted media unit. Electric storage heater. Window to front of property. Staircase to left. Glazed door to kitchen diner.

Kitchen/Diner



13' 9" x 7' 9" (4.19m x 2.36m) Country style kitchen with plenty of workspace. Solid oak flooring. Dining area with space for fridge freezer. Large understairs cupboard. Electric cooker and washing machine to remain. Electric storage heater. Window to paved



courtyard garden. Glazed door to rear lobby and downstairs toilet.

Rear Lobby

Glazed back door to courtyard garden. Door to downstairs toilet. Tiled flooring.

Downstairs WC



Toilet and sink basin. Electric heater. Window to rear. Tiled flooring.

First Floor

Landing

STAIRCASE and LANDING with new carpets, loft hatch and doors to:

Property Details.

Bedroom One



10' 6" x 9' 8" (3.20m x 2.95m) Double bedroom with large built-in wardrobe. Electric heater. Window to front. Airing cupboard for hot water cylinder with immersion heater. New carpets.

Bedroom Two



7' 5" x 6' 7" (2.26m x 2.01m) Single bedroom/office. Electric heater. Window to rear garden. New carpets.

Bathroom



Newly installed electric shower over new bath tub. Toilet and sink basin. Part-tiled walls. Obscured window to rear garden.

Outside

Garden



Mainly paved. The garden is currently a shared area with neighbouring properties but could be fenced off to create private area, should the buyer wish. Right of access applies.

Parking

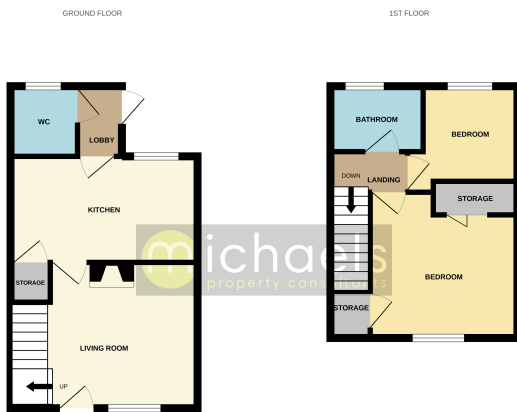
The property owns a space within a covered car port. It also owns the land used as a visitors parking space to one side of the car port, which a neighbouring property has a right of use to. There is street parking to front.

Agents Note

The seller advises they are willing to leave any furniture/furnishings the buyer requests if the sales price reaches the upper valuation of £250,000.

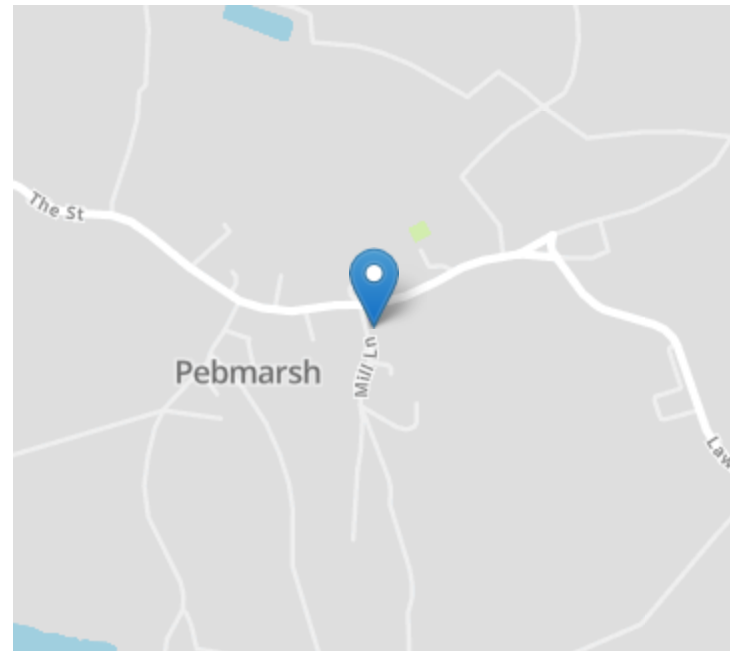
Property Details.

Floorplans



While every attempt has been made to ensure the accuracy of the details contained here, measurements of blocks, fixtures, fittings and appliances from the photographs and floorplans are not necessarily intended for any other purpose or the contract. The plan is to be used as a guide only and should be used in conjunction with the physical property. The agent accepts no responsibility for any errors or omissions. Made with Vermap 10/2012

Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.