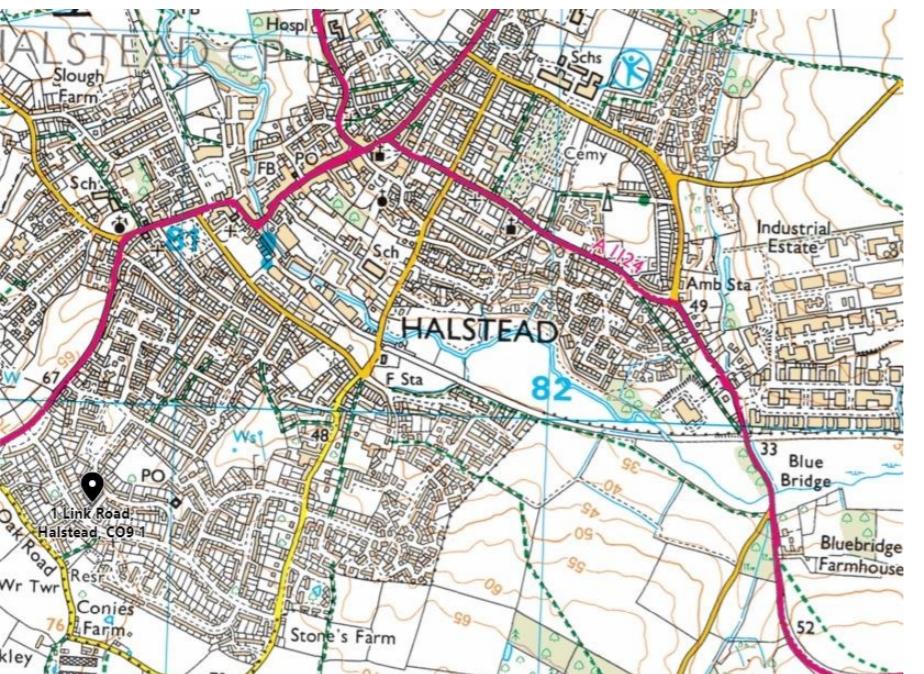


Transport Links

Train Routes

The closest train station to Halstead are Braintree, Sudbury and Kelvedon

The travel time from Sudbury to London Liverpool Street is one hour and twenty minutes, from Braintree the travel time is fifty nine minutes and from Kelvedon the travel time is fifty one minutes.



Bus Routes

There are buses from Halstead going to Colchester, Sudbury and the outlying villages such as Gosfield, Sible and Castle Hedingham and Gt Yeldham.

Buses depart and arrive approximately every hour from the bus stop outside Weavers Court and the bus stop outside Lloyds bank.



Agents Note:

Oswicks would like to make purchasers aware that these particulars have been prepared as a guide and therefore all the measurements taken are approximate.

The Agent has not tested any apparatus, equipment, fixtures and fittings, or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information supplied by the seller. The Agent has no sight of the title documents. A buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must always check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We are committed to providing a professional service to all our clients and customers. When something goes wrong, we need you to tell us about it. As part of Oswicks membership to the property ombudsman, we maintain and operate an internal complaints handling procedure. Please ask us for our complaints handling procedure and we will send it on to you. The CHP is also available on our web site.

2 Bedroom Cottage with Parking

Available to Let
£900 PCM

Property Features

- Charming cottage
- Parking
- garden

EPC Rating: E

A hidden gem, offering beautifully maintained accommodation. Set in a quiet location just a short walk from all that Halstead High Street has to offer is to be found this charming, larger than average two double bedroom cottage offering the additional benefit of secluded sunny garden and parking for 2 small/medium vehicles.

Halstead offers lots of retail outlets, a few supermarkets, a post office, boutique shops, butchers and more with good access to the A120 and is about a 15 minute drive to Braintree train station.

Accommodation

Reception. 5.4m x 3.58m

Spacious light room with double aspect sash windows, and multi paned casement windows, feature fire, wall lights, laminate flooring.

Kitchen./ Breakfast Room. 5.56m x 3.60m

Lots of light with part glazed doors to front and rear, along with double aspect windows. A range of fitted wall and base units with 1.5 stainless steel sink and drainer unit with mixer taps over, tiled splash backs. Concealed fridge and freezer, washing machine and gas cooker with extractor over. Stairs to first floor

Landing. 5.0m x 0.84m

Access to all rooms via original latch doors, sash windows overlooking the rear, stripped wooden flooring.



Reception room



Kitchen/ Breakfast Room



Bedroom One



Bedroom Two

Bedroom 1. 3.86m x 2.66m

Double windows overlooking the front, spot lights, loft access, built-in wardrobe cupboard with louvre doors to the front, incorporating hanging rails and shelving.

Bedroom 2. 3.64m x 3.54m

Double aspect windows, radiator, wall lights built-in wardrobe cupboard with panelled doors to the front, incorporating shelving and hanging rails.

Bathroom. 1.94m x 1.84m

Matching three piece suite in white. Panelled bath with Victorian mixer taps, and independent shower above. Vanity wash hand basin, close coupled W/C. Fully tiled walls, double aspect windows, heated chrome towel rail, and recessed spot lights.

Exterior

Off road parking for two vehicles. Rear paved area for calm shaded enjoyment. Sunny side garden with patio, grass, planting, trees and shed.



Rear Garden



Charming Features

Services, Local Council and Council tax band

The property is connected to the mains water, gas, electricity and sewage. The average broadband speed is 63Mb/s. the local authority is Braintree District Council and this property falls in council tax band (TBC) meaning the total annual council tax is (TBC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E	48	49
(21 - 38)	F		
(1 - 20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

