

DAVID  
BURR



### 104 Nunnery Street, Castle Hedingham, Halstead, CO9 3DP

A delightful two bedroom semi-detached cottage featuring a wonderful sitting room with a substantial fireplace, a spacious principle bedroom, a detached garage and parking for several vehicles. The property is located on the outskirts of the village with excellent access to the A1017. This wonderful cottage is available to rent for the first time within more recent years, and just undergone redecoration in readiness for letting.

£1,100 pcm

104 Nunnery Street, Castle Hedingham, Halstead, CO9 3DP

Door to entrance hall, under stair cupboard, stairs ascending to first floor and doors to cloakroom, sitting room and kitchen.

The cloakroom features a two piece suite, wall mounted Vaillant gas boiler and water softener.

The sitting room is an extremely well proportioned yet cozy room with a large brick fireplace, timber beams, space for dining room table and windows to three elevations.

The kitchen is 'L' shaped with counter tops, cupboards at floor and eye level, touch operated cooker hob, electric oven, space for a fridge/freezer and washing machine (appliances not supplied), built in dishwasher, door to rear garden.

From the first floor landing there are doors to all rooms. The principal bedroom is a very large character filled room with fitted cupboards and exposed timbers. The second bedroom is of decent size. The bathroom now features a corner quadrant shower, low level WC., hand wash basin.

Outside

To the front of the cottage is a small horseshoe shaped drive which forms part of the main driveway to the garage. Side gate to a lawned and enclosed rear garden.

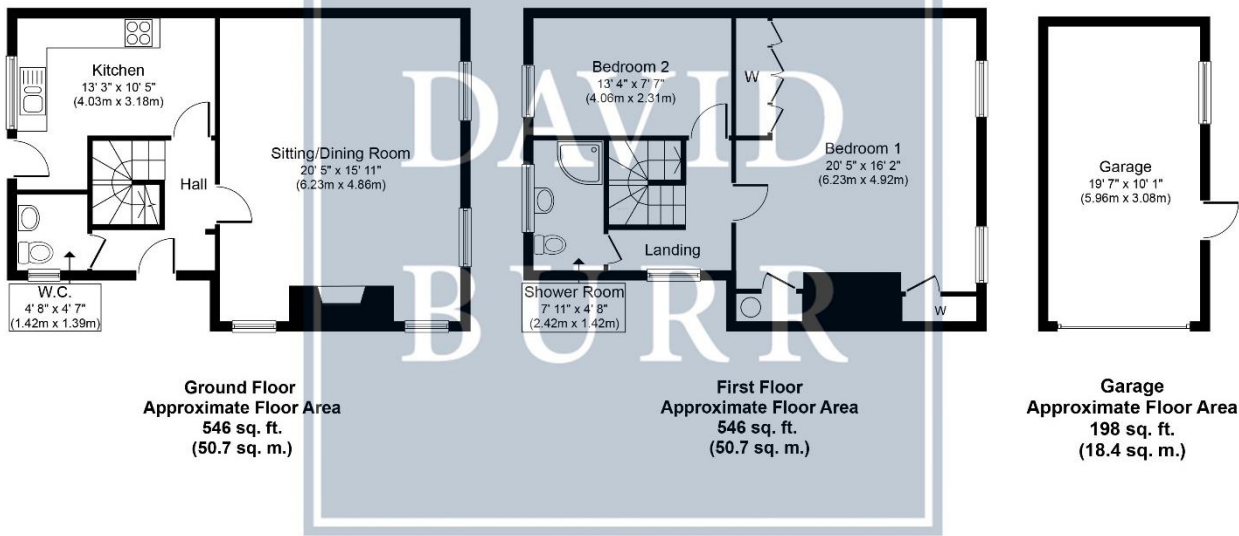
The garage has power and light connected and up and over type door.

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, post office, St Nicholas parish church, 2 pubs, tea-room, restaurant, tennis courts, doctors’ surgery, a cricket field and playing fields. 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          |



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: D. Council tax band: D.  
Broadband speed: up to 900 Mbps (Ofcom).  
Mobile coverage: EE, Three, O2 and Vodafone (Ofcom).  
None of the services have been tested by the agent.  
Local authority: Braintree District Council (01376) 552 525.  
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