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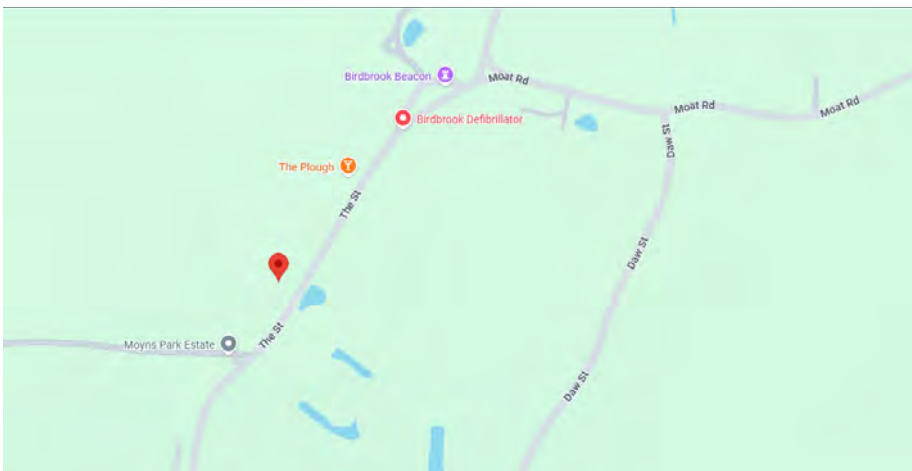
2 Prospect Place

Birdbrook, Essex

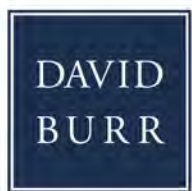
2 Prospect Place

Birdbrook, Halstead, Essex CO9 4BH

This charming and beautifully presented two bedroom terrace cottage, situated in a quiet village location within a short walk of the Public House, recreation field and countryside walks. The property enjoys off-road parking via a shared driveway and is meticulously presented internally.



- A charming and beautifully presented two bedroom terrace cottage
- Situated in a quiet village location
- Off-road parking
- Original character features
- Recent extension
- Beautiful cottage gardens



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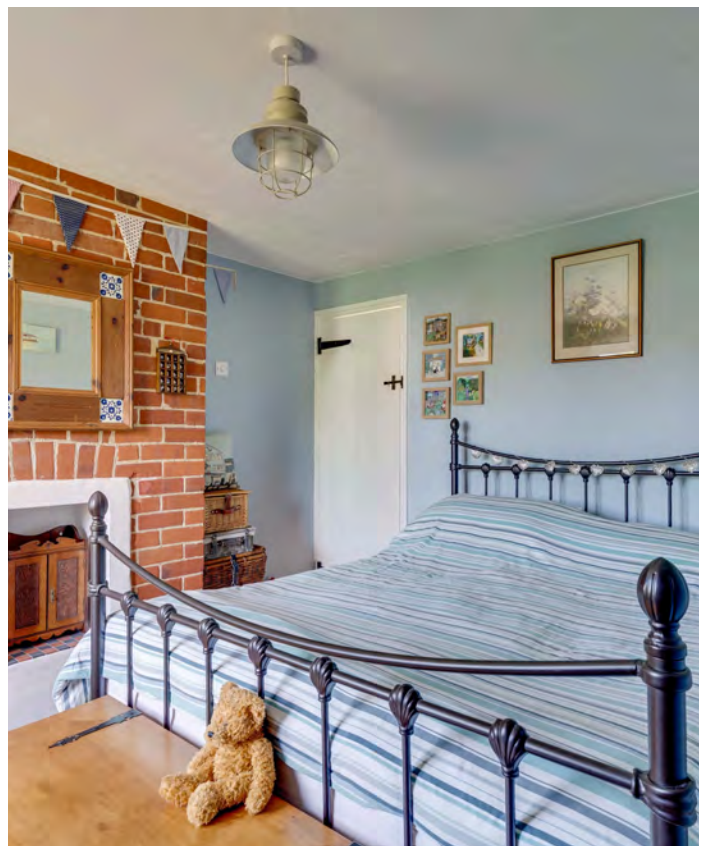
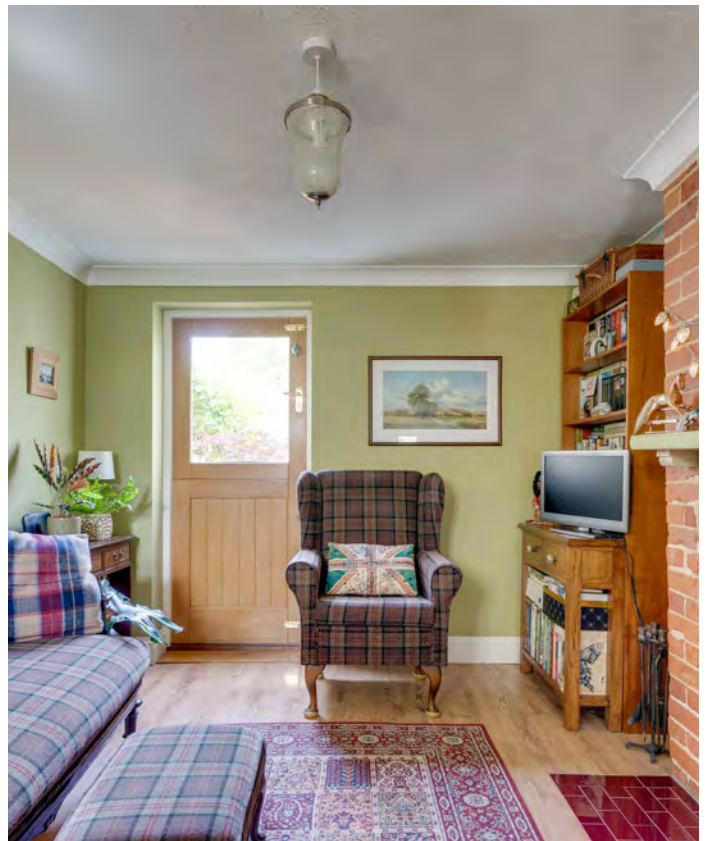
INTERIOR

This charming cottage features a range of original character features including exposed brickwork fireplaces and an abundance of further character including high quality flooring, ledge and brace doors and charming cottage gardens to the front and rear. The property has seen benefit from a recent extension to create a breakfast area off the Kitchen with bi-fold doors leading out.

Entrance into HALLWAY with doors off. The KITCHEN comprises a range of country-style wall and base units under a solid worktop with Butler sink inset, Rangemaster cooker, under counter fridge and pantry cupboard built into the chimney recess. SITTING ROOM a charming reception room featuring a log burning stove and door leading out to the lovely gardens. Off the initial Hallway is a SHOWER ROOM with large cloak's cupboard, whilst there is a UTILITY ROOM in an adjoining building.

FIRST FLOOR

The first floor enjoys TWO generous double BEDROOMS with outlook to the front gardens.

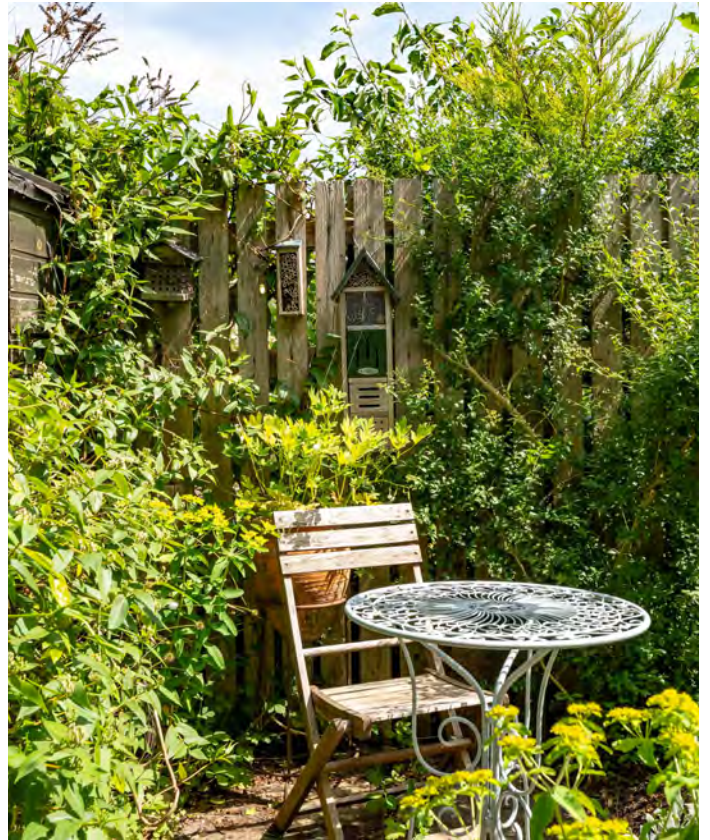


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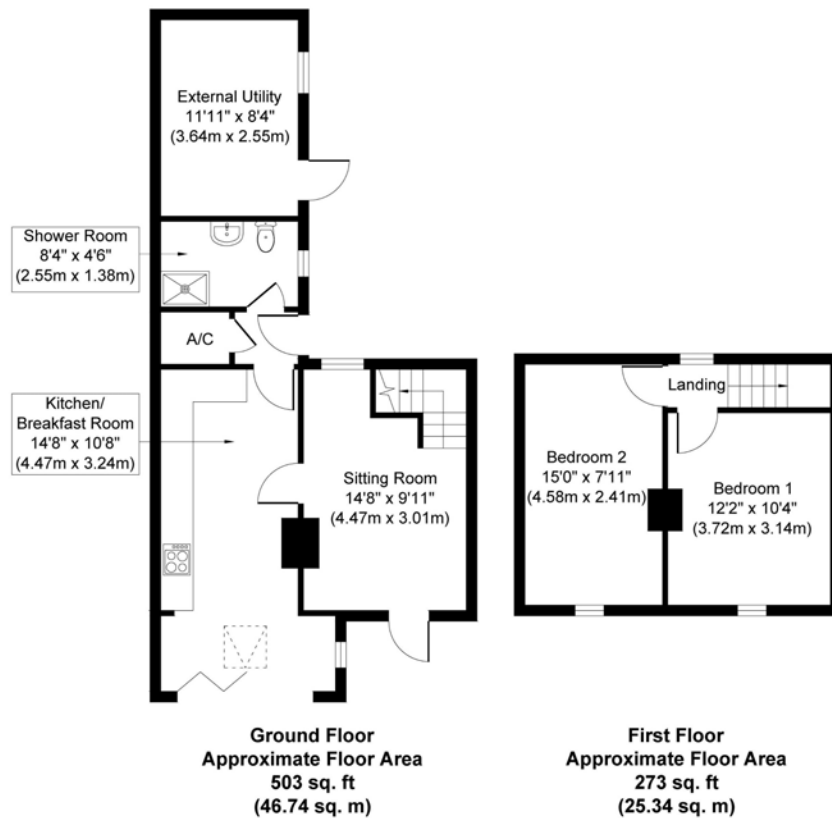
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EXTERIOR

The rear of the property enjoys an off-road parking space accessed via a shared driveway between three cottages. The rear gardens comprise a range of seating areas, interspersed with mature planting and enjoying a southerly aspect. The charming front gardens which can be accessed via a Right of Way through neighbouring property, albeit, there are no Rights of Way over the property in question, again features lovely cottage gardens with a range of mature trees, plantings, flower beds, log store, garden shed and several areas for Alfresco dining.



Floorplan



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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Birdbrook, Essex

Birdbrook is an attractive village on the Suffolk/Essex border enjoying local amenities including St. Augustine of Canterbury church, village hall, bowls club and several community clubs. Wider facilities are available in the nearby medieval market town of Clare (approximately 5.5 miles), Saffron Walden (approximately 13 miles) and the high-tech university City of Cambridge (approximately 22 miles) with its comprehensive cultural, recreational and shopping facilities. Furthermore, there are a variety of schools in the area including renowned independent schools in Stoke By Clare, Saffron Walden, Barnardiston and Cambridge. For the commuter, Stansted Airport is approximately 21 miles, whilst mainline rail services are available at Audley End (16 miles) with services to London Liverpool Street station, for which the travel time is as little as 49 minutes.

Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: B. £1,773.60 per annum.

PROPERTY POSTCODE: CO9 4BH.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block to the lower level, timber frame construction with plaster board and render to the first floor.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 1000 mpbs upload. **Telephone Signal:** Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: A Right of Way exists between 1-3 Prospect Place. A vehicular right for No. 3 and a pedestrian right over no.1

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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