

1 Rectory Cottages, Church Road , Wickham St Paul, Halstead, CO9 2PH



Freehold

£270,000

Subject to contract

Renovation opportunity

3 bedrooms
1 reception room
1 bathroom



Offered with no onward chain and to cash buyers only comes one of a pair of character cottages on the edge of this North Essex village in need of significant updating and refurbishment in a countryside setting with off road parking and a garage.

Some details

General information

1 Rectory Cottages is one of a pair of character cottages requiring extensive updating and modernisation in an attractive countryside setting, generous rear garden and off road parking.

Accommodation is briefly composed of entrance hall where stairs rise up to the first floor with useful cupboard beneath and doors that lead off to the good size sitting room to the front aspect with central fireplace and window overlooking the front gardens. Set to the rear is a generous kitchen which could benefit from being refitted with worktops surrounding and a range of units beneath, further wall mounted units over, sink incorporated and space for appliances, window overlooks the rear garden and there is a door leading to a lean-to with windows and door to the outside. Concluding the ground floor accommodation is a bathroom currently with panel enclosed bath, wall mounted wash hand basin and W.C, shower over the bath and tiled surrounds.

Stairs rise up to a first floor landing where doors lead off to all three bedrooms. Bedrooms one and three benefit from built in storage.

Living room

14' x 12' 1" (4.27m x 3.68m)

Kitchen

12' 2" x 8' 10" (3.71m x 2.69m)

Bathroom

6' 11" x 5' 7" (2.11m x 1.7m)

Lean-to

5' 1" x 3' 9" (1.55m x 1.14m)

Landing

Master bedroom

12' 1" x 10' 8" (3.68m x 3.25m)

Bedroom two

10' 6" x 9' 2" (3.2m x 2.79m)

Bedroom three

12' 2" x 8' 7" (3.71m x 2.62m)

Garage

16' 8" x 8' 6" (5.08m x 2.59m)

Outside

The front garden is a key feature of no. 1 Rectory Cottages being wider at the front than the rear and offering a good level of off road parking and leading to a detached concrete garage. The front gardens

are then majority set to lawn with hedging on the boundaries. Pathway extends around the cottage leading to the rear gardens, the majority of the rear gardens are set to lawn with timber shed and a brick outbuilding both requiring a degree of repair and refurbishment. There is a newly erected fence dividing 1 & 2 Rectory Cottages.

Location

The village has a super network of farm tracks, bridleways and footpaths allowing for spectacular scenic hacking/rambling. The market towns of Halstead and Sudbury lie approximately 5 miles to the south west and north east respectively, both offering a wide range of shopping, recreational and educational facilities with Sudbury offering a branch line station which connects to the main commuter service at Marks Tey, the service in total taking approximately 1 hour and 10 minutes to London Liverpool Street. The historic town of Colchester lies approximately 16 miles to the south east, again offering a wide range of shopping, recreational and educational facilities, together with a fast commuter train service to London Liverpool Street taking approximately 50 minutes.

Important information

Council Tax Band - B

Services - We understand that mains water is connected to the property.

Tenure - Freehold

EPC rating - F

Our ref - NAS

Agents note

Due to the nature and extent of works we are inviting cash buyers only at this stage. We would also point out the property has a shared septic tank and water meter with no. 2 Rectory Cottages. The ditch that can be seen on the left hand side is within the boundary of the property.

Directions

Using the postcode in your satellite navigation system, as you enter Church Road the properties can be found set back from the road on your right hand side opposite the turning for Rectory Road.

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

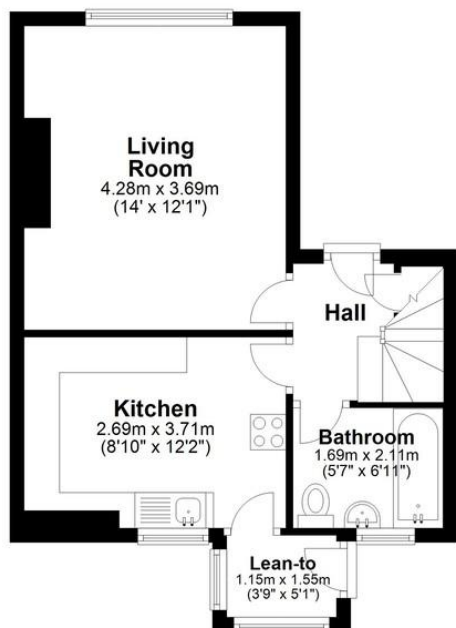
fennwright.co.uk

Viewing

To make an appointment to view this property please call us on 01787 327 000.

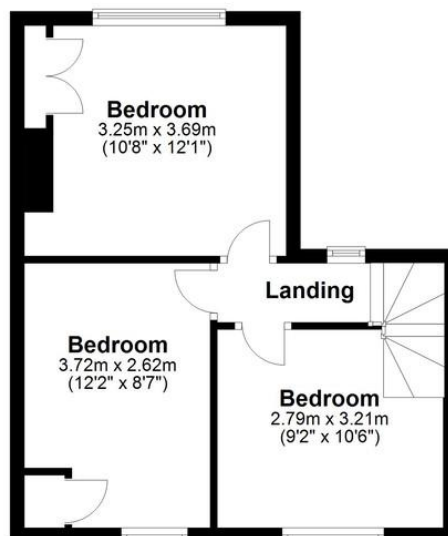
Ground Floor

Approx. 49.3 sq. metres (531.2 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.4 sq. feet)



Total area: approx. 83.8 sq. metres (901.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565.

Plan produced using PlanUp.

To find out more or book a viewing

01787 327 000

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

