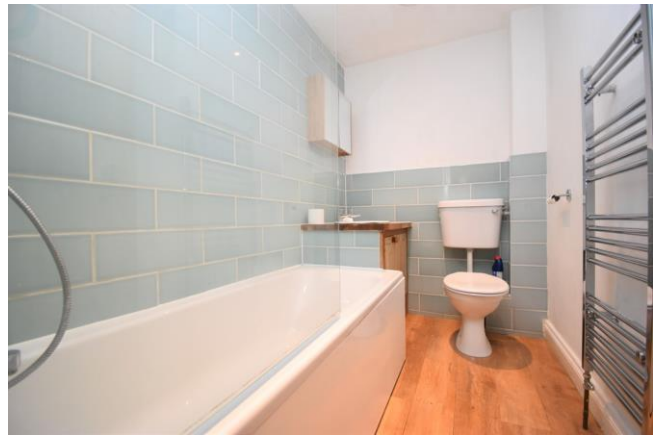


Alderford Street, Sible Hedingham, Halstead, CO9 3HX



**To Let**  
**Unfurnished**  
**£950pcm**

2 bedrooms  
1 reception room  
1 bathroom



A charming two bedroom cottage located down a highly desirable road within the ever popular village of Sible Hedingham, providing easy access to local amenities.

## Some details

### General information

A charming two bedroom cottage located down a highly desirable road within the ever popular village of Sible Hedigham, providing easy access to local amenities. The property offers spacious accommodation arranged over two floors and boasts a bright living room with a feature only place, modern kitchen with an integrated washing machine (landlord will not maintain or replace), oven and 5 ring gas hob and a utility room on the ground floor with two double bedrooms and a family bathroom on the first floor. Outside There is a small rear courtyard garden with a shed, under cover bin store and a rear gate providing access to the front.

### Living room

17' 5" x 12' 5" (5.31m x 3.78m)

### Kitchen/breakfast room

12' 6" x 10' 4" (3.81m x 3.15m)

### Utility room

6' 8" x 5' 8" (2.03m x 1.73m)

### Bedroom one

11' 3" x 10' 9" (3.43m x 3.28m)

### Bedroom two

12' 5" x 8' 8" (3.78m x 2.64m)

### Bathroom

8' 3" x 5' 11" (2.51m x 1.8m)

### Letting information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1096.15

Availability: NOW

A pet may be considered

Non Smokers

Council tax band B

EPC rating C

### Holding deposit

Prospective applicants will be required to pay a Holding Deposit to Fenn Wright, equivalent to a maximum of 1 week's rent. Once the holding deposit has been received, Fenn Wright will suspend marketing of the rental property for a period of 15 calendar days subject to referencing commencing promptly. Upon successful references being completed, acceptable and the tenancy being confirmed by Fenn Wright, the holding deposit paid will then contribute towards the first month's rental payment.

### Further information

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

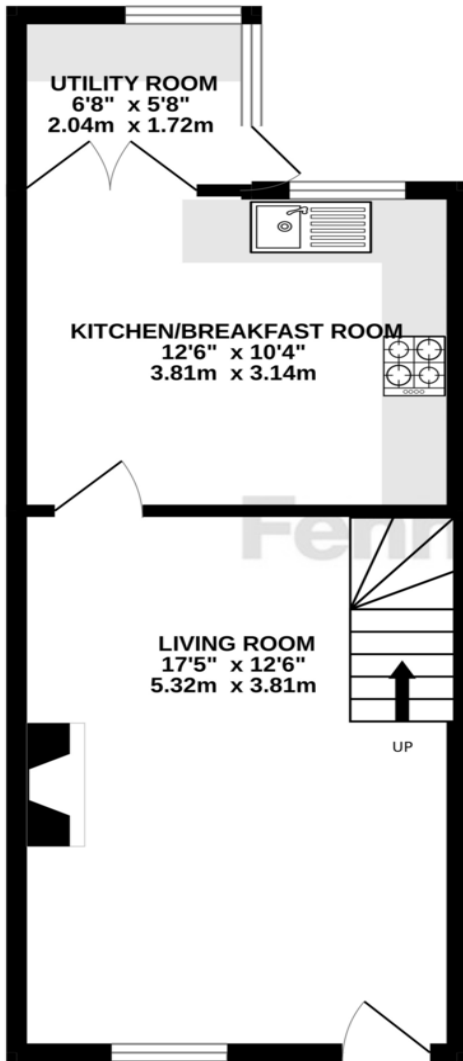
[fennwright.co.uk](http://fennwright.co.uk)

### Viewing

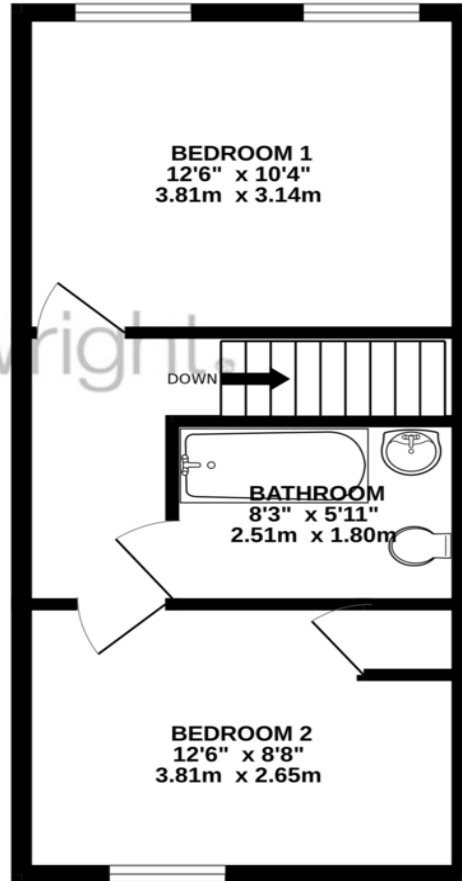
To make an appointment to view this property please call us on 01787 327010.



GROUND FLOOR  
378 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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To find out more or book a viewing

**01787 327010**

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#### Consumer Protection Regulations 2008

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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.

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