



WOOD HALL, ARKESDEN

£1350 PCM

- AVAILABLE 15/05/23 - UNFURNISHED
- 2 BEDROOM END-TERRACED HOUSE
- KITCHEN / DINING ROOM
- LIVING ROOM
- FIRST FLOOR HOME OFFICE
- FAMILY BATHROOM
- FRONT AND SIDE GARDEN
- PARKING FOR ONE VEHICLE
- EN-BLOC GARAGE
- LOCATED IN THE PICTURESQUE VILLAGE OF ARKESDEN

We are please to offer this 3 bedroom end terraced property in the picturesque village of Arkesden. This property enjoys a kitchen dining room, living room, 2 bedrooms, first floor home office and a family bathroom. Outside, the property has a front and side garden, single en-bloc garage and parking for one vehicle.





With composite panel and obscure glazed front door with obscure glazed sidelights opening into:

Living Room – 18'1" x 15'0"

With stairs rising to first floor landing, ceiling lighting, smoke alarm, window to side aspect, brick fireplace and hearth with open fire, understairs storage cupboard, wall mounted radiator, TV and power points, fitted carpet and door into:

Kitchen / Dining Room – 18'1" x 9'8"

Comprising of eye and base level cupboards and drawers with complimentary square edge worksurface, 4 ring electric hob with stainless steel extractor fan above and oven under, single bowl single drainer stainless steel sink unit with mixer tap, recess power and plumbing for washing machine, ceiling lighting, wall mounted radiator, walk-in pantry, window to front, flooring split between tile effect linoleum flooring and carpet, array of power points.

First floor landing

With window to front, wall mounted radiator, power point, fitted carpet, airing cupboard housing hot water cylinder and shelves, doors to rooms.

Bedroom 1 – 12'1" x 9'8"

With window to front, ceiling lighting, wall mounted radiator, power points and fitted carpet.

Bedroom 2 – 10'3" x 8'2"

With window overlooking side garden, wall mounted radiator, power points, ceiling lighting and fitted carpet.

Home Office – 8'2" x 5'11"

With Velux window to rear, wall mounted radiator, built-in wardrobes, power points, ceiling lighting and fitted carpet.

Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and integrated shower, fully tiled and glazed surround, close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, ceiling lighting, obscure window to rear, wall mounted radiator, extractor fan, tile effect linoleum flooring.

OUTSIDE

The front of the property is approached by a paved pathway through a rose arch with lawn to either side, enclosed by metal fencing, with shrub and herbaceous flower beds, outside lighting and water points can also be found, there is off-road parking for 1 vehicle and an en-bloc single garage, large opening through to:

Side Garden

Laid primarily to lawn and with a raised entertaining patio area.

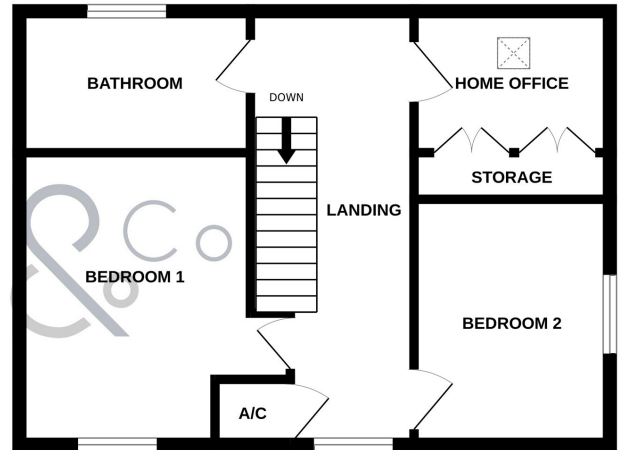
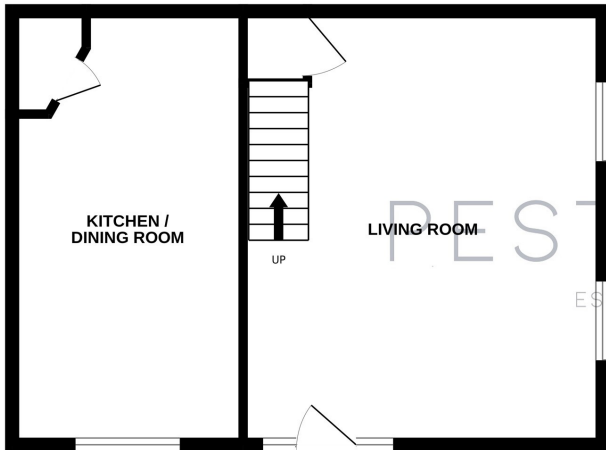


DETAILS

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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GENERAL REMARKS & STIPULATIONS

The highly regarded and picturesque village of Arkesden with its local Inn/Restaurant is situated 5 miles from the market town of Saffron Walden. Audley End and Newport Mainline Stations, both of which offer a commuter service to London Liverpool Street and Cambridge are about 3 miles away and there is an M11 access point, (Junction 8) at nearby Bishop's Stortford.

DIRECTIONS



FULL PROPERTY ADDRESS

3 The Granary, Wood Hall, Arkesden, CB11 4HA

COUNCIL TAX BAND

Band E

SERVICES

Oil fired central heating, mains drainage and water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?