

Summary

This charming cottage located on the Suffolk/Essex border boasts a wealth of character & a wonderful garden with bar/gym. This cosy retreat fills you with warmth, the centre piece of the beam lined sitting room being the multi-fuel burner. With a modern kitchen, ground floor bathroom & 2/3 bedrooms.

Description

Approximate Room Sizes

LOUNGE/DINER 17' 3" x 10' 7" (5.26m x 3.25m)

A charming room with solid wood flooring, red brick fireplace with multi-fuel burner, electric radiator, double glazed window & door to front. Latch door to stairs leading to first floor.

INNER HALL Under stair cupboard,

BATHROOM Double glazed window to rear. Suite comprising bath with shower over & glass shower screen, WC, wash basin, electric radiator.

KITCHEN 10' 2" x 8' 0" (3.1m x 2.46m) A modern country kitchen with a range of base & eye level units with worktops over, inset sink & drainer. Electric oven with four ring hob & extractor hood over. Space & plumbing for appliances. Door to:

REAR LOBBY Half brick & glazed construction with door to rear.

First Floor

LANDING Double glazed window to rear.

BEDROOM 11' 6" x 7' 10" (3.53m x 2.41m) Double glazed window to front, electric radiator.

BEDROOM 10' 4" x 7' 6" (3.17m x 2.3m) Formerly the principle double bedrooms, the current owner installed a partition wall to create two bedrooms, which could easily be removed to return the space to a large double bedroom. Cupboard housing immersion heater. Opening to:

BEDROOM 7' 3" x 7' 0" (2.23m x 2.14m) Double glazed window to front.

OUTSIDE The rear garden is a fantastic size, approx. 150ft. Initially a large shingle area with gated access gives way to a larger area, mainly lawn with timber shed & established trees. At the end of the garden, the current owner has constructed a large timber outbuilding with light & power connected, currently utilised as a gym/bar, but could work equally well as a home office.

PARKING Off road parking is available opposite the property at Eagles Farm.

Additional Information

Local Authority – Braintree District Council

Council Tax Band – B

Tenure – Freehold

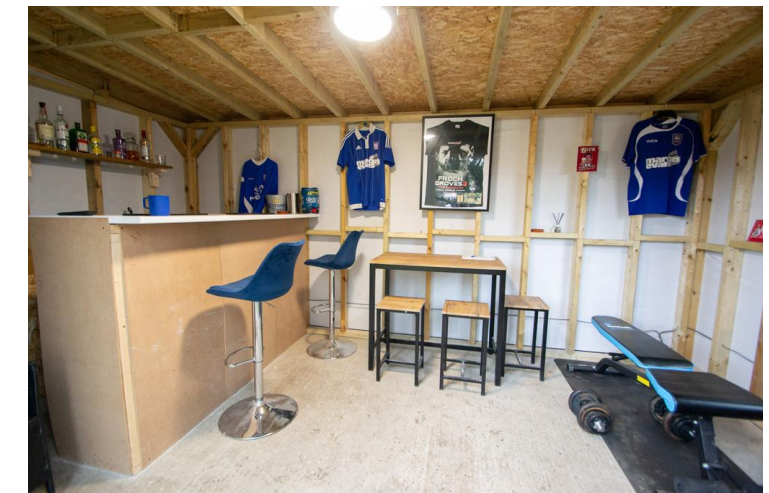
Services – Mains drainage, electric radiators.

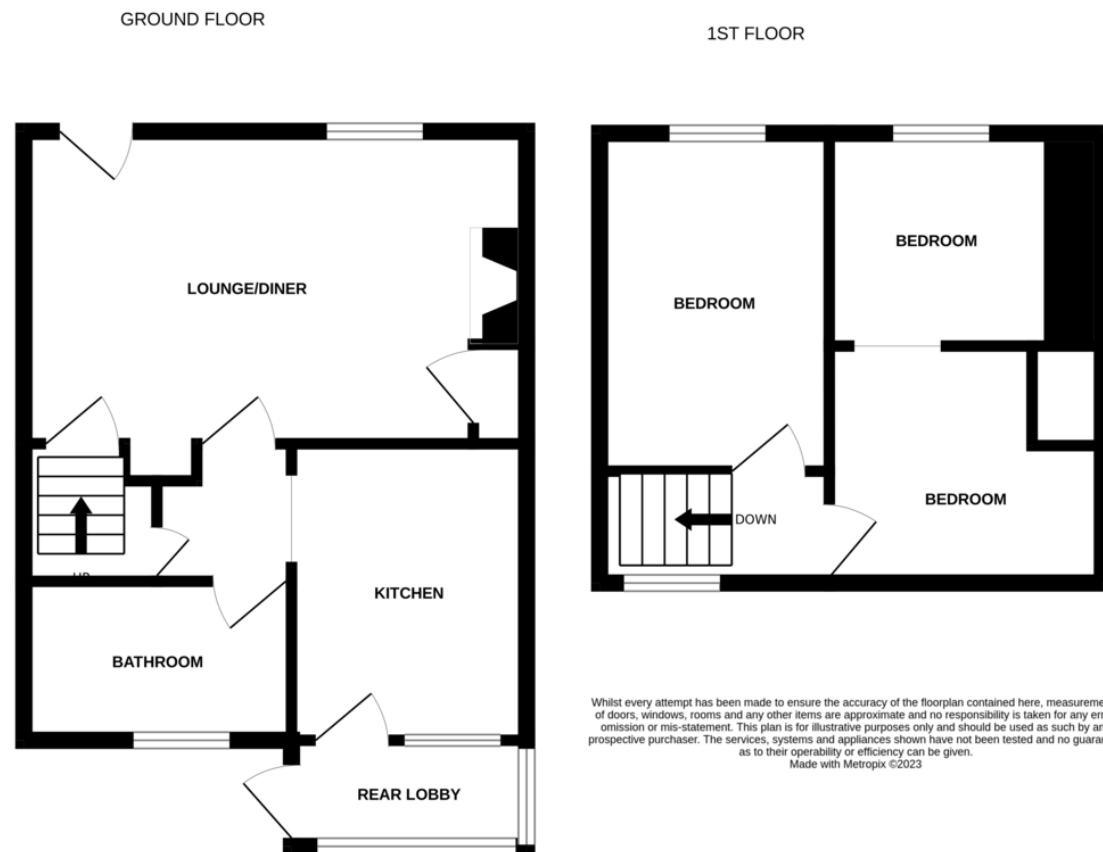
Post Code – CO9 4AE

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





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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Contact Details
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		99
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Ridgewell Road | Baythorne End | CO9 4AE

£245,000

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- SEMI-DETACHED COTTAGE
- VILLAGE LOCATION
- FULL OF CHARACTER
- MODERN KITCHEN & BATHROOM
- LARGE GARDEN WITH GYM/BAR
- DELIGHTFUL FIRST TIME BUY
- OFF ROAD PARKING