

DAVID  
BURR

*Celebrating 25 years*



## **The Old Stables, 101 Swan Street, Sible Hedingham, Halstead, CO9 3HP**

An attractive detached Victorian cottage, conveniently located in the centre of this well served village offering characterful accommodation which has just been refurbished. Features integral garage, flexible living accommodation and band B Council

Tax. Available March 2024, long term.

£1,150 pcm

## The Old Stables, 101 Swan Street, Sible Hedingham, Halstead, CO9 3HP

The Old Stables is a charming Victorian property having been re-decorated and improved, enjoying a central location within this popular and well served North Essex village. It offers characterful accommodation arranged over two floors with attractive period features.

A spacious entrance hall has stairs rising to the first floor, ample hanging space and a useful understairs cupboard. A ledge and board door accesses the kitchen/living area which has beams to the ceiling, a range of floor and wall mounted units, tiled splash backs, integral oven/grill/hob and extractor hood above, and is finished with oak effect flooring.

The first floor is equally charming with three well sized bedrooms, one of which could be used as a first-floor reception room if needed. These are served by a family bathroom with a roll top bath (shower curtain to be fitted) and matching white suite. There is a useful linen cupboard on the landing housing the gas fired boiler.

To the side of the property is a large integral garage and there are shrub borders to the front of the house. To the side will be a small seating area which the landlord will fence which is of limited size. There is parking to the front of the property.

**TENURE:** A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

### Location

Sible Hedingham is a popular and well served village offering a wide range of amenities including many shops, post office, garages and schools, public house and the impressive Church of St Peters. The nearby market towns of Halstead and Sudbury provide for more extensive needs including rail connections to London Liverpool Street from Braintree, Kelvedon 12 miles and Witham 15 miles.

### Access

Halstead 4 miles

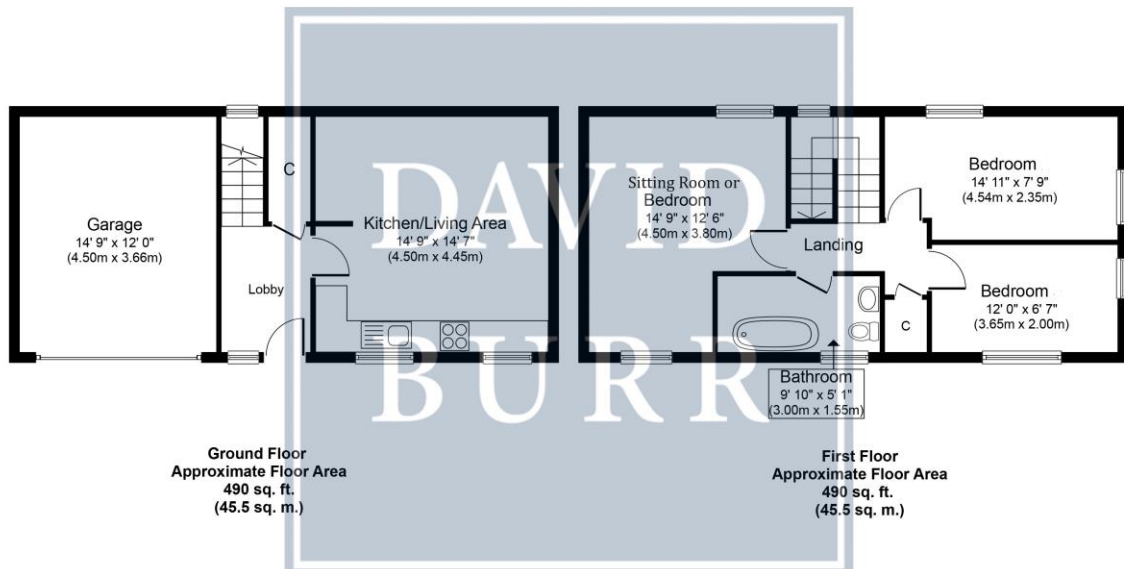
Braintree 8 miles

Sudbury 8 miles

Braintree – Liverpool St 60 mins

Stansted approx. 30 mins

M25 J27 approx. 50 mins



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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Castle Hedingham	01787 463404
Castle Hedingham	(01787) 463404
Clare	(01787) 277811
Leavenheath	(01206) 263007
Long Melford	(01787) 883144
Woolpit	(01359) 245245
Bury St Edmunds	(01284) 725525
London	(020) 78390888
Linton & Villages	(01440) 784 346

### Additional information

Services: Main water, electricity and drainage.

Gas fired heating to radiators. EPC: E. Council tax: B.

Broadband speed: up to 63 Mbps (Ofcom).

Mobile coverage: EE, Three, O2 and Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

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