



## 27 Abbey Meadow, Sible Hedingham, Halstead.

A well-suited terraced property in a quiet location in a popular village offering stylish semi-open plan living space. Attractive 'L' shaped garden, parking and single garage.

NO ONWARD CHAIN

Guide £265,000

This well-suited property has generously proportioned living space with a useful lobby and a large semi open plan dining and living area that will suit a variety of lifestyles. There are sliding patio doors to the terrace making it well-suited for entertaining. It has a well appointed 'shaker' style kitchen with tiled splashbacks. There are two well-proportioned bedrooms, which are served by a fully tiled bathroom with a vanity and matching wc.

The property is approached via a path to the front door. There is rear access to the garden adjacent to the garage. A large terrace is accessed from the dining room, beyond which are expanses of lawn, flanked by herbaceous borders and a central planting provides a focal point. There is a decked terrace placed to catch the afternoon sun, beyond which is a further lawn and a raised vegetable bed.

#### Agents notes:

The internal pictures were taken prior to the tenant moving in.

The accommodation comprises:

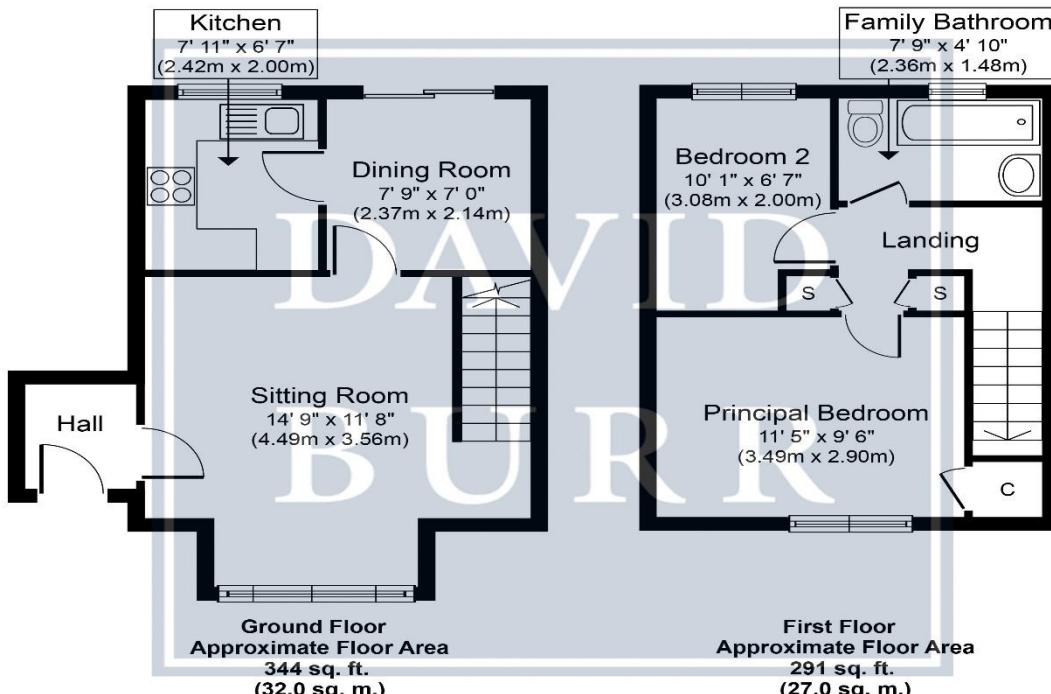
|                 |               |
|-----------------|---------------|
| Sitting room    | Dining room   |
| Kitchen         | Two bedrooms  |
| Family bathroom | Single garage |

#### 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-Liverpool St 60 mins |
| Braintree 8 miles | Stansted approx. 30 mins       |
| Sudbury 8 miles   | 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. 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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Viewing strictly by appointment with David Burr.

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Long Melford (01787) 883144

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Woolpit (01359) 245245

Bury St Edmunds (01284) 725525

Linton & Villages (01440) 784346

London (020) 78390888

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#### Additional information

Services:.

None of the services have been tested by the agent.

Local authority: Braintree District Council

EPC: C

Council tax: C

Tenure: Freehold

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