

DAVID
BURR



95 HIGHFIELDS, GREAT YELDHAM, HALSTEAD, ESSEX

An established attached property occupying an elevated position in this well served North Essex village
with South and East facing garden, garage and parking.

TO LET - £1,150 pcm

95 Highfields, Great Yeldham, Halstead, Essex, CO9 4QH

95 Highfields is a well presented property enjoying a central location within this popular village. An attractive entrance hall with understairs storage space leads to a semi open plan sitting/dining room which has a dual aspect with views of the street and the back garden. The dining room has a glazed door leading to a large decked entertaining terrace and the kitchen is situated to the rear of the property. The kitchen is fitted with floor and wall mounted units with plumbing for a washing machine and single bowl stainless sink and housing for a boiler. The glazed and panel door accesses a rear lobby/ally which provides access to the front and rear garden and there is a useful storage cupboard. The stairs rise to the first floor and the landing is accessed to the bedrooms. The principal bedroom is situated to the front of the property and has views over the village roofline and a second bedroom to the rear of the property with views out to the garden. This bedroom also has a storage cupboard and the hot water cylinder. There is a small box room to the front of the property and the bedrooms are served by well appointed family bathroom with wood effect flooring with a matching white suite with a shower over the bath.

The property is approached via a drive which provides parking and in turn leads to the attached single garage. There is an expanse of lawn and path leading to the front door. The rear garden enjoys a South and Easterly aspect and consists of an attractive expanse of lawn and a deck entertaining terrace. A useful storage space can be found between the house and the garage.

The property comprises of:

Two Receptions	Kitchen
Three Bedrooms	Bathroom
Garden	Single garage & parking

Location

Great Yeldham is a popular village with a wide range of local amenities including shops, post office, vets, restaurants, public houses, primary school and the church of St Andrew. The nearby market towns of Halstead, Sudbury and Braintree all provide extensive needs, including a main line station to London Liverpool Street from the latter.

Access

Halstead 6 miles	Witham – Liverpool St – 50 mins
Sudbury 7 miles	Stansted approx 30 mins
Braintree 10 miles	M25 J27 approx 50 mins

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.

Approximate Gross Internal Area :- 64 sq m / 689 sq ft

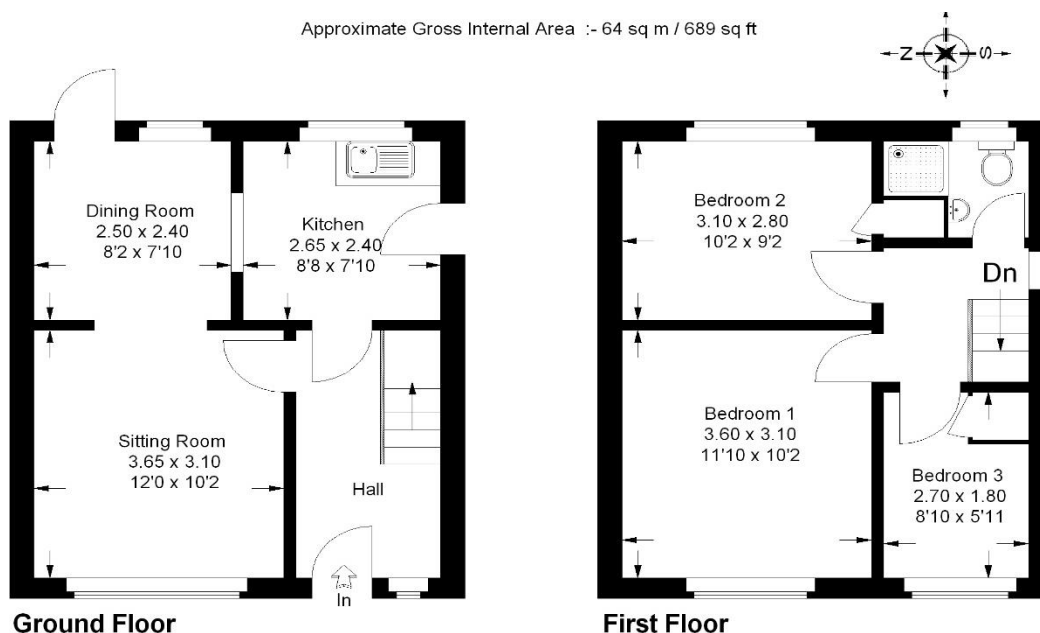


Illustration For Identification Purposes Only. Not To Scale
Job Ref. 79653

Additional information

Services: Main water, drainage and electricity.
Oil fired heating to radiators. EPC: E. Council tax band: C.
Broadband speed: up to 900 Mbps (Ofcom).
Mobile coverage: EE, O2, Three & Vodafone (Ofcom).
None of the services have been tested by the agent.
Local authority: Braintree District Council (01376) 552525.
Viewing strictly by appointment with David Burr. DAVIDBURR.CO.UK

Castle Hedingham	(01787) 463404
Clare	(01787) 277811
Leavenheath	(01206) 263007
Long Melford	(01787) 883144
Woolpit	(01359) 245245
Newmarket	(01638) 669035
Bury St Edmunds	(01284) 725525
London	(0207) 839 0888



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