



12 COURT STREET, NAYLAND,

COLCHESTER, CO6 4JL

NP NICHOLAS
PERCIVAL

Offered with No Onward Chain, and dating from the 17th Century, 12 Court Street is a Grade II Listed timber-framed & plastered, three bedroom cottage, that displays a wealth of character and period features throughout. The accommodation is comprised of a sitting room, kitchen / dining room, family bathroom and cloakroom. Externally there is a useful garden room.

Tenure Freehold | Grade II Listed | Oil Fired Central Heating

Externally Located & Newly Installed Oil Boiler

Enclosed Rear Garden | Council Tax Band E



Property

Offered with no onward chain and situated in the ever popular Stour Valley village of Nayland is this Grade II listed semi-detached cottage, that displays a wealth of character and period charm throughout. The property was redecorated and new carpets fitted approximately one year ago.

The property opens to an entrance hallway that leads through to a kitchen / dining room.

The kitchen to the rear features an integrated electric hob, extractor hood and oven and there is also space for a slimline free standing dishwasher. Ample storage is provided by a good array of cupboards and

drawers set within an attractive wooden work top. Further storage is provided by a very useful pantry within which there is space for a free standing fridge / freezer. In the dining area, set within an attractive brick fireplace / surround, is an oil-fired Rayburn. Please note it is our understanding that this is not presently used and would require servicing in order to do so.

Adjacent to the dining area is the dual aspect sitting room with doors out to the rear terrace.

The cloakroom completes the ground floor accommodation with toilet and handbasin. Ascending the stairs to the first floor, there are three bedrooms and a family bathroom.

Both bedroom one and bedroom two are well proportioned double rooms with the former also housing the airing cupboard, and that enjoy views over the garden to the rear.

The third bedroom is a spacious single and the four-piece family bathroom completes the internal accommodation and is comprised of a bath with mixer hose attachment, separate shower cubicle with mixer hose, toilet, pedestal handbasin and heated towel rail.

An external garden room offers space and plumbing for a free standing washing machine, there is also a further cloakroom as part of this building that is comprised of a

toilet and handbasin. Power is supplied as is a telephone point, so this space could provide a useful work-from-home study space for those that require it.

Outside

To the side of the property there is gated side access to the enclosed rear garden.

Adjacent to the property is a terrace from which one can enjoy views of the garden and provides an excellent space for relaxation and entertainment. The garden is mainly laid to lawn and there are established and well-stocked beds and borders, featuring a number of trees and shrubs. One can also



catch a glimpse of the spire of St James' church through the mature planting.

To the side of the terrace is the garden room and next to this is a small brick built shed for the storage of garden tools. Towards the rear of the plot there is a greenhouse and screened from view a larger wooden garden shed. Both the newly installed oil boiler and oil tank are located to the rear of the property.

Situation

Court Street is located in the popular and picturesque River Stour village of Nayland, in the heart of the Dedham Vale Area of Outstanding Natural Beauty.

Historically, the wealth of the village was based upon the success of the wool and cloth merchants who constructed many fine Tudor buildings. Modern day Nayland offers a popular public house (adjacent to the river), primary school, doctors' surgery, and post office.

Transport connections are first rate, the village is located just off the A134, approximately halfway between the historic city of Colchester and the pretty Georgian Market town of Sudbury. Colchester's mainline train station is easily accessed for connections to London Liverpool Street, Ipswich & Norwich.

Agents Notes

The property is served by an Oil-Fired Central Heating System.

Please note it is our understanding that the Rayburn is not in current working order and the vendor states it would require servicing prior to any future use.

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.



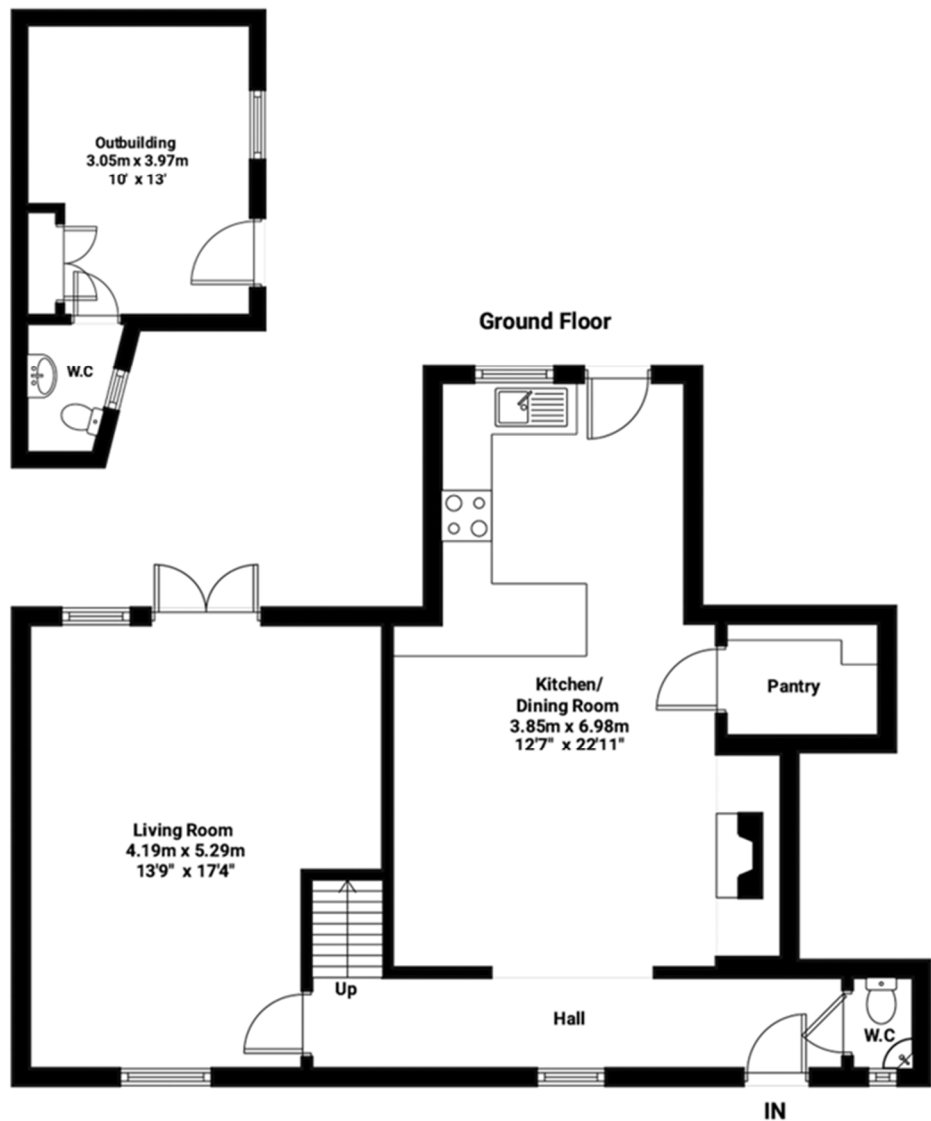
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Babergh District Council, Tel 01206 282 222. **COUNCIL TAX:** Band E. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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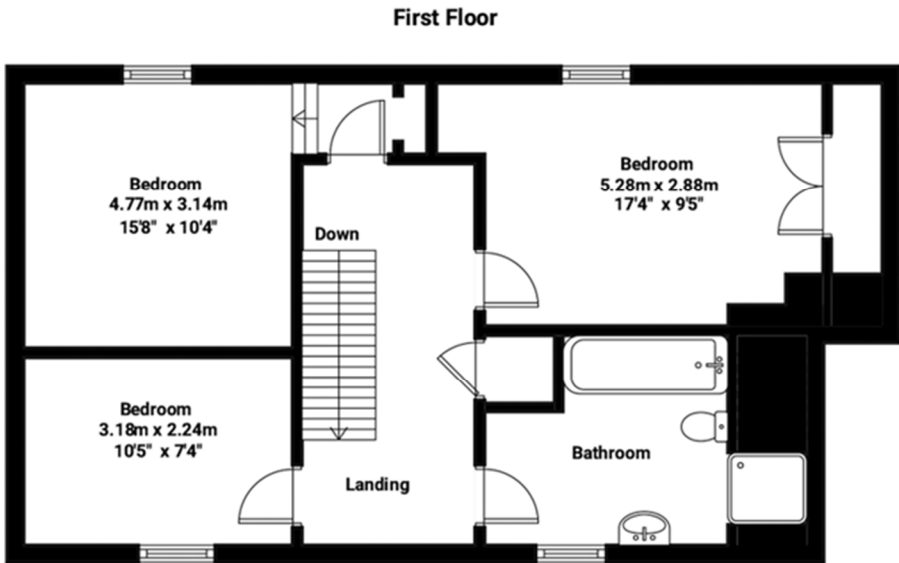
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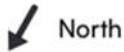


TOTAL APPROXIMATE FLOOR AREA :
1310.1 sq ft. (121.71 sq mt)
House : 1158.3 sq ft (107.61 sq mt)
Outbuilding: 151.8 sq ft (14.1 sq mt)



Court Street, Nayland

Illustration for identification purposes only. Measurements are approximate and not to scale.



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