

Alexandra Road  
Sible Hedingham



## 2 Bedroom Cottage

For Sale

£280,000 (OIRO)

### Property Features

- 2 Double Bedrooms
- Two Reception Rooms
- Convenient Location
- Large Rear Garden

EPC Rating - 'D'

Council Tax Band - 'B'

A larger than expected cottage offering two double bedrooms, dining room, lounge, kitchen, large bathroom, and long rear garden.

Situated within the popular village of Sible Hedingham, just a short stroll from the main street with its convenience store, post office, butchers, and eateries.

Good access to the A120, and approximately 15 minutes to Braintree train station

## Accommodation

### Entrance Lobby

UPVC front door into porch with opening to the lounge

### Lounge 3.7 x 3.3m

Double glazed window to the front, feature fireplace, radiator, carpet flooring

### Dining Room 3.8 x 3.2m

Part glazed UPVC door to rear garden, understairs storage cupboard, feature fireplace. Solid wood flooring, radiator. Opening to kitchen.

### Kitchen 3.4 x 2.0m

Fitted with wood fronted wall and base units, stainless steel sink and drainer, built in oven and hob with extractor over. Space and plumbing for appliances.

Double glazed window overlooking the side, and part glazed UPVC door opening to garden. Tiled flooring and tiled splash backs.

### Stairs/Landing

Centrally located stairs to first floor landing with bathroom and bedroom access. Loft hatch, carpet flooring.



Lounge



Kitchen



Dining Room



Dining Room

## Transport Links

### Train Routes

The closest train stations to Sible Hedingham are Braintree, Sudbury and Kelvedon.

Travel time from Sudbury to London

Liverpool Street is approximately one hour

and twenty minutes, from Braintree the

travel time is approximately fifty one

minutes

### Bus Routes

There are buses from Sible Hedingham to Halstead, Colchester, Sudbury, Braintree and the outlying villages of Great Yeldham and Gosfield.



### Agents Note:

Oswicks would like to make purchasers aware that these particulars have been prepared as a guide and therefore all the measurements taken are approximate.

The Agent has not tested any apparatus, equipment, fixtures and fittings, or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information supplied by the seller. The Agent has no sight of the title documents. A buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must always check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We are committed to providing a professional service to all our clients and customers. When something goes wrong, we need you to tell us about it. As part of Oswicks membership to the property ombudsman, we maintain and operate an internal complaints handling procedure. Please ask us for our complaints handling procedure and we will send it on to you. The CHP is also available on our web site.



### Services, Local Council and Council tax band

The property is connected to the mains water, electricity and sewage. The average broadband speed is 63Mb/s. the local authority is Braintree District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

### Accommodation

#### Front Bedroom 3.9 x 3.8m

Double glazed window overlooking the front, feature fireplace, Solid wood flooring. Built-in over stairs cupboard (accessed from both bedrooms) Radiator.

#### Rear Bedroom 3.9 x 2.9m

Double glazed window to rear, access to over stairs cupboard, radiator, carpet flooring

#### Bathroom 3.5 x 2.0m

Three-piece suite comprising panelled bath with shower over, low level WC and pedestal wash hand basin. Part tiled walls, tiled flooring. Radiator, extractor fan and obscured double-glazed window to the rear.

#### Rear Garden

Approximately 100ft in length, with patio adjacent to the house. Mature shrubbery, shed, outside tap.



Bedroom One



Bedroom Two



Bathroom



Bathroom