

DAVID
BURR



128 NUNNERY STREET, CASTLE HEDINGHAM, ESSEX, CO9 3DR

Extensively refurbished by the current owners, and now presenting in immaculate order, a two bedroom semi-detached house available for occupation almost immediately, and located in the charming village of Castle Hedingham, not far from Halstead.

£1,150 pcm

128 Nunnery Street, Castle Hedingham, Essex, CO9 3DR

Entrance porch leading to sitting room which in turn features a large window to front, and door to the kitchen. The kitchen has been fitted with shaker style units and counter tops with upstands. Sink top and drainer in stainless steel. Space for washing machine. An electric cooker is supplied as the slot space is limited. Windows to side, access to walk in larder which may have its power supply re-instated, thus would be ideal for a fridge/freezer. Under stair storage cupboard, doorway to stairs and door to rear lobby. From the rear lobby there is access to the bathroom, and the rear garden.

To the first floor are two bedrooms, the rear bedroom incorporating a cupboard containing the gas boiler. NO ACCESS TO LOFT SPACE FOR STORAGE.

Exterior;
The rear garden features a raised shrub bed to the farthest end, and base for shed. The garden is retained by fencing and there is side access leading to the front.

Opposite the property there is a strip of land which has traditionally been used by local residents to park vehicles. It is not designated parking and should be deemed as casual.

The well presented accommodation comprises:

Re-fitted kitchen including electric cooker	Sitting room
Refurbished ground floor bathroom	Two bedrooms
Private rear garden	Walk in larder

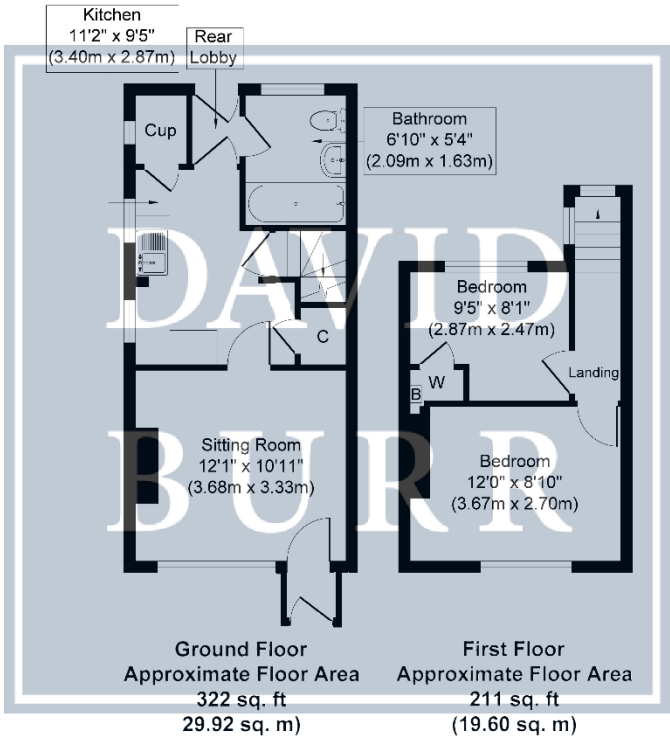
Location

Castle Hedingham is a very pretty village containing a wealth of fine period houses. Amenities include a village shop, post office, St Nicholas parish church, 2 pubs, tea-room, restaurant, tennis courts, doctors’ surgery, a cricket field, primary school and playing fields.

Access

Halstead 5 miles	Braintree-Liverpool St 60 mins
Sudbury 6 miles	Stansted Airport 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.



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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Viewing strictly by appointment with David Burr.

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 rating: D Council tax band: B
Broadband speed: up to 1000 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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