andersons



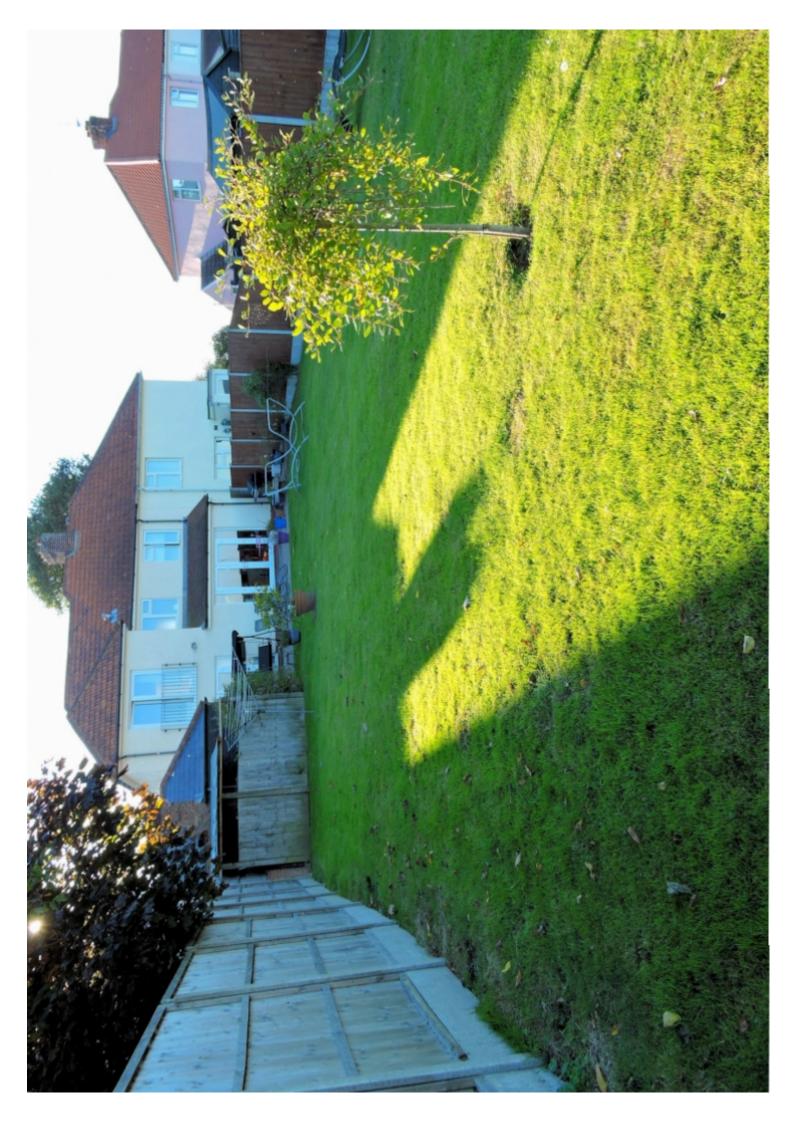
8, High Street Green, Sible Hedingham

£350,000 Sold STC

Immaculately presented 4 bedroom semi detached family house with garden and off road parking. NO ONWARD CHAIN. EPC rating B

Quality from home to home

andersonsproperty.com



8, High Street Green, Sible Hedingham

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Overview Summary

Immaculately presented 4 bedroom semi detached family house with garden and off road parking. NO ONWARD CHAIN. EPC rating B

Key features

- NO ONWARD CHAIN
- 2 Reception Rooms
- Fabulous Kitchen/Breakfast room
- Modern Kitchen

- Close to local amenities
- Countryside views
- Quiet location
- Off Road Parking for several cars

Local area

Sible Hedingham is a thriving village, which is situated on the Essex and Suffolk border and offers a good selection of local amenities, including a supermarket, chemist and garages. The market town of Halstead is approximately 10 mins drive and Braintree is approximately 30 minutes drive for main line rail link to London Liverpool Street station whereas Stansted Airport and the M11 is a further 10 minutes West. Nearby Castle Hedingham is home to Hedingham Castle, which has one of the finest examples of a Norman keep in Europe. Public transport runs regularly to Halstead, Sudbury and Braintree for wider selection of shopping and leisure facilities.

Schools & Transport

- St. Margarets Preparatory School, 3.15 Miles
- Felsted School, 10.15 Miles

- Braintree College, 6.52 Miles
- Braintree Railway Station, 7.47 Miles

Further Details

Tenure: Freehold

Local Authority: Braintree District Council. Tel 01376 525552

Total Sq Ft: 1,292 sq ft (120 Sq M) approx

Felsted office: 01371 822122

AGENTS NOTES: These particulars have been prepared in all good faith to give a fair overall view of the property, but should NOT be relied upon as statements of fact. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any of the contents, furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photographys. No assumptions should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. It should not be assumed that the property has all the necessary planning permissions, building regulations or other consents, and where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. The information in these particulars is given without responsibility on the part of Andersons or their Clients. The particulars do not form any part of an offer or a contract and neither Andersons nor its employees has any authority to make or give any representations or warranty whatsoever in relation to this property.





The property is immaculately presented and has UPVC double glazed windows, wood laminate flooring throughout the ground floor and with approximate room sizes the accommodation briefly comprises, UPVC entrance door giving access to the entrance hall.

ENTRANCE HALL

A spacious hall having, stairs rising to the first floor with storage cupboard under, ceiling spotlights, radiator, door to open plan kitchen/dining room, cloak room, two obscure glazed windows to either side of the front door, wood laminate flooring.

CLOAKROOM

A white suite comprising low level WC, wall mounted wash hand basin, radiator, part tiled walls, fully tiled shower wet room area, ceiling spotlights, obscure window to the front elevation.

KITCHEN/DINING ROOM

KITCHEN AREA 9'8 x 9'6 (3.01m x 2.93m)

A fantastic room being very light and spacious with a fully fitted kitchen comprising roll edge working surfaces that incorporate a 4-ring halogen hob with stainless steel extractor hood, built in double oven, inset stainless steel one and a half bowl sink and drainer, picture window to the front elevation, range of modern high gloss drawers and cupboards under, integrated dishwasher and freezer, space for washing machine, complement of wall mounted cupboards, ceiling spotlights, power points, wood laminate flooring continues from the hall.

DINING AREA 15'8 x 15'8 (4.83m x 4.83m)

An open archway leads into the dining area where there is a set of patio doors with full height windows to either side, affording stunning views of the open countryside, large under stairs cupboard, ceiling spotlights, radiator, power points and double doors leading through to the lounge.

LOUNGE 19'6 x 11'7 (5.96m x 3.55m

A very light room having patio doors to the rear garden and two full height windows to either side, ceiling light fittings, radiators and power points.

FIRST FLOOR LANDING

Spacious landing area with ceiling spotlights, smoke alarm, electric fuse board, access to loft space, doors to all bedrooms and the family bathroom.





MASTER BEDROOM 12'8 x 11'6 (3.91m x 3.55m)

A lovely master bedroom having double patio doors leading out onto a Juliet balcony at the rear of the property, a bank of wardrobes to one wall, ceiling light fitting, radiator and power points.

BEDROOM (2) 16'0 x 9'5 (4.87m x 2.90m)

A light and airy bedroom having two windows to the front elevation, ceiling light fitting, radiator and a built in cupboard.

BEDROOM (3) 11'2 max x 8'5 (3.41m x 2.61m)

Further double bedroom with window to the rear elevation affording fabulous views of the countryside, built in cupboard, ceiling light fitting, radiator and power points.

BEDROOM (4) 11'6 x 7'4 (3.50m x 2.25m)

Another double bedroom with a large window to the front elevation, ceiling light fitting, radiator and power points.

FAMILY BATHROOM

A white suite comprising low level WC, panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, fully tiled corner shower cubicle, extractor fan, ceiling spotlights, part tiled walls, obscure glazed window to the rear elevation and radiator.

OUTSIDE

The front of the property has a large shingle drive providing off road parking for several cars, the front and side boundaries have post and rail fencing and the other side boundary has 6' panel fencing, a pedestrian gate gives side access to the rear garden.

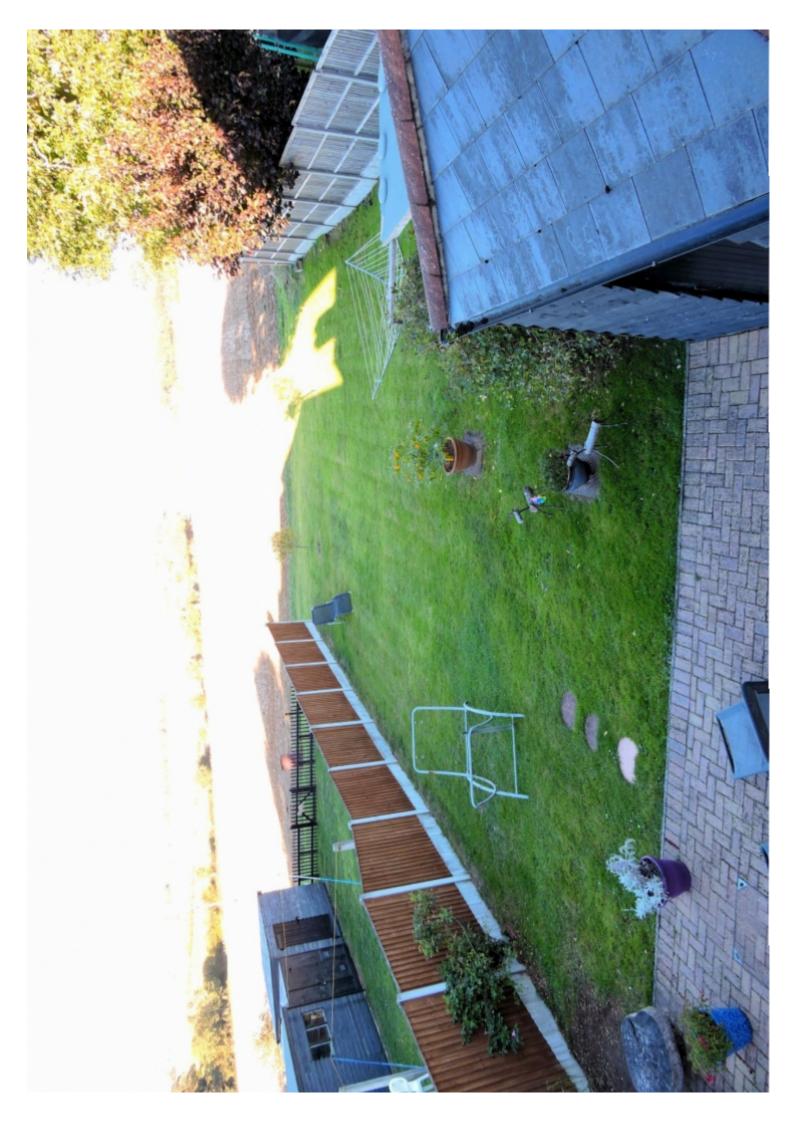
The rear garden is mainly laid to lawn and has access from the lounge and dining room to a block paved patio seating area, outside tap and lighting, large weatherboard storage shed having power and light connected and houses the oil central heating boiler and the oil tank is under cover and easily accessible next to the shed. The boundaries are fenced to both sides and the rear boundary has been kept clear to enjoy the view.

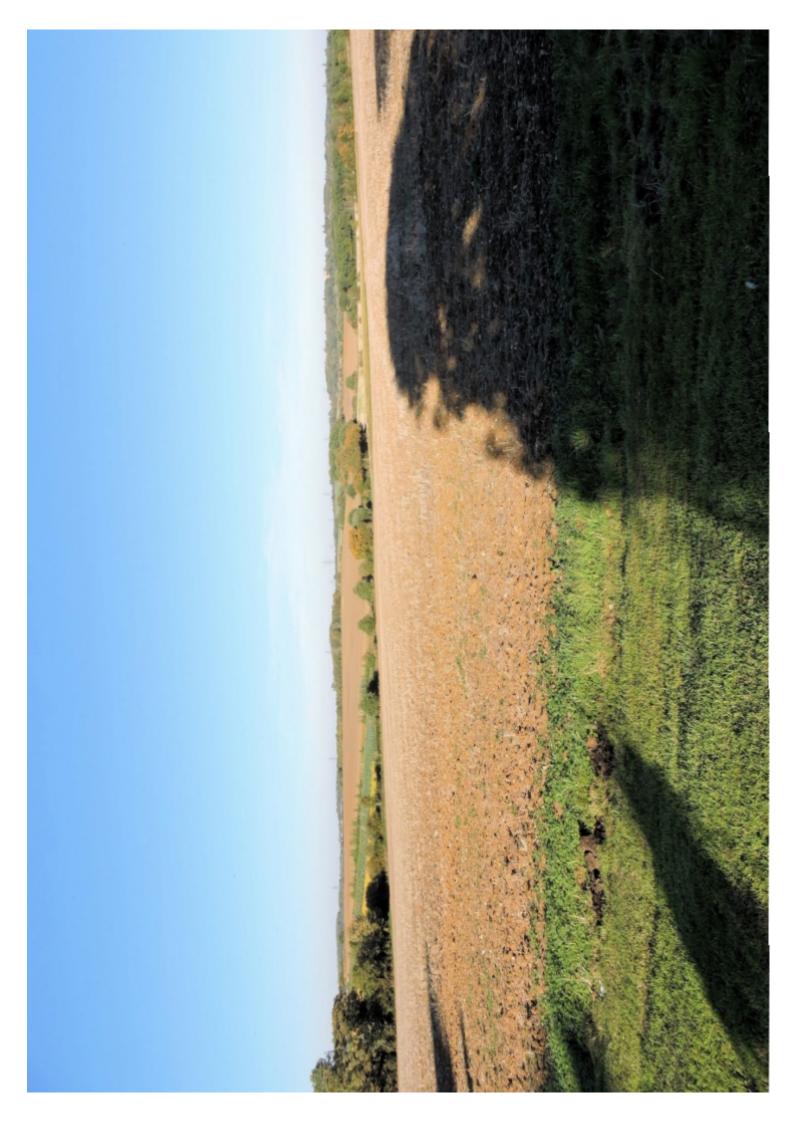
SERVICES

The property benefits from oil central heating and is connected to mains electricity, water, drainage and BT telephones.









Energy Performance Certificate



8. Highstreet Green, Owelling Sible Hedengham, Date of v HALSTEAD, Date of c COP 3LH Reference

 Ownling type:
 Semi-detached house

 Date of assessment:
 13 September 2009

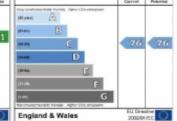
 Date of certificate.
 13 September 2009

 Reference number:
 18781-6321-6550-6767-3098

 Total floer area:
 120 ns*

This home's performance is raised in terms of the energy use per square metre of thor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.





The energy efficiency rating is a measure of the energy efficiency rating is a measure of the energy efficiency of a home. The higher the rating the most energy efficient the home is and the lewist the tell bits are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon denide (COt) environment. The trips is the rating the less impact it has on the environment.

	Current	Potential
Energy use	119 kWhitri per year	119 W/M/m² per year
Carbon dioxide emissions	3.0 tames per year	3.0 tonnes per year
Lighting	£71 per year	£71 per year
Heating	£339 per year	£330 per year
Hot water	£103 per year	£103 per year

Based on standardised assumptions about occupancy, heating patterns and peographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fael costs only take into account the cost of fixel and not any associated envise, maintenance or safety inspection. This certificate has been provided for compensitive purposes only and enables one home to be compared with another. Always check the date his certificate was issued, because feel prices can increase over time and energy saving recommendations will evolve.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings's energy performance.

or advice on how to take action and to find out about offers available to make your home more nearly efficient, call 6665 \$12,552 or visit wave an analysis deptent one wishes become



