# andersons



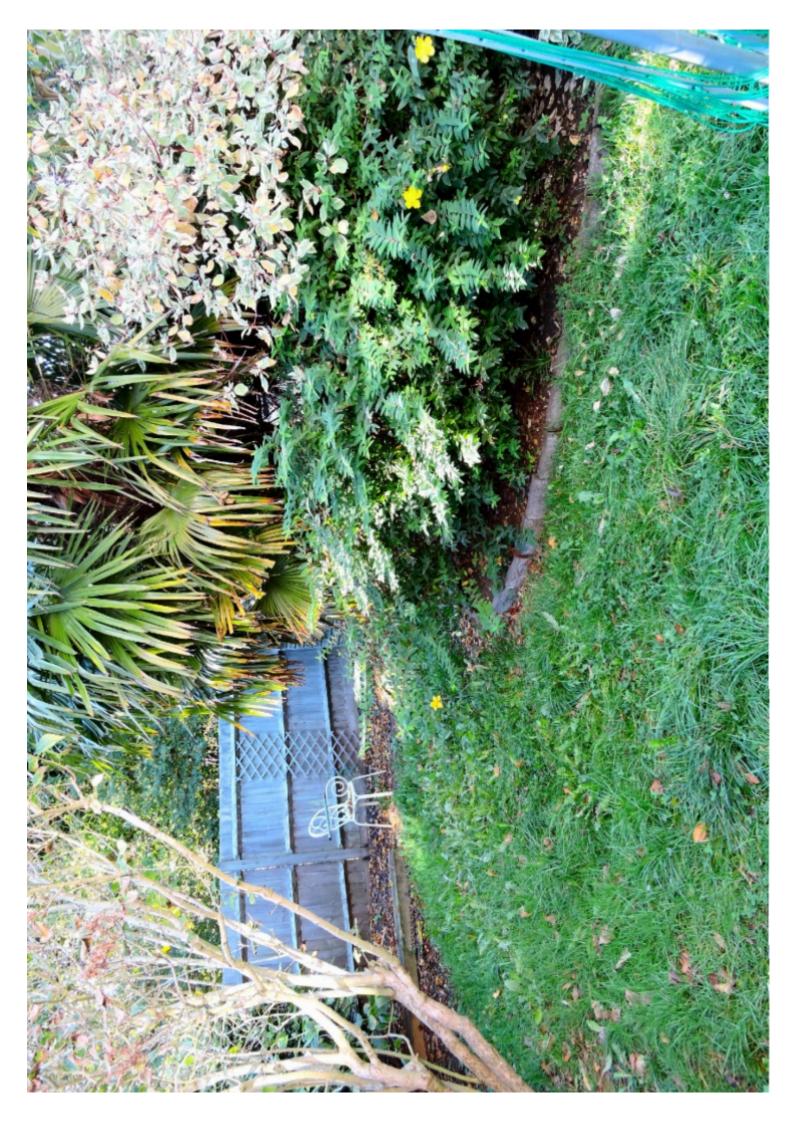
# 31, Little Hyde Road, Gt Yeldham

## £199,995 Sold STC

A delightful 2 double bedroom semi detached house with parking for 2 cars and garden. The property is offered with vacant possession and no onward chain. EPC rating D

Quality from home to home

andersonsproperty.com



# 31, Little Hyde Road, Gt Yeldham

£199,995 Sold STC

#### **Overview Summary**

A delightful 2 double bedroom semi detached house with parking for 2 cars and garden. The property is offered with vacant possession and no onward chain. EPC rating D

### Key features

- NO ONWARD CHAIN
- Kitchen/Breakfast room
- 2 Reception Rooms
- 2 Double Bedrooms

- VACANT POSSESSION
- Close to local amenities
- Off Road Parking

## Local area

Gt Yeldham is a much sought after North Essex village, situated between Braintree and Haverhill and boasts a shop & Post Office, Drs surgery, Primary school and Acorns Pre school, a number of clubs and societies, Rec with childrens swings etc a BMX and skatepark and a Parish Council. Close by attractions include Hedingham Castle and the Colne Valley Railway. Nearby towns include, Sudbury, Halstead and Braintree where there is a main line rail link to London Liverpool Street station and stansted airport is approximately 15 miles to the West.

# Schools & Transport

- Sible Hedingahm School, 3,594.06 Miles
- John Ray Junior School, 10.34 Miles
- Ridgewell C Of E Aided School, 1.57 Miles
- Braintree Railway Station, 9.83 Miles

- Braintree Sixth Form, 10.51 Miles
- Witham Station, 14.95 Miles
- Felsted Preparatory School, 12.57 Miles
- Stansted Airport, 15.74 Miles

# Further Details

Tenure: Freehold Local Authority: Braintree District Council. Tel 01376 552525 Total Sq Ft: 592 (55 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 photograph/s. 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 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.

This is a lovely two double bedroom property in a sought after location close to local amenities and with approximate room sizes briefly comprises a UPVC front door gives access to the lounge.

#### LOUNGE 15'2 x 11'8 (4.62m x 3.55m)

The lounge has a feature gas effect fire and large double glazed window to the front elevation, the stairs rise to the first floor and a door leads into the kitchen/breakfast room, there are ample power points, ceiling light fitting and radiator.

#### KITCHEN/BREAKFAST ROOM 11'8 x 9'0 (3.55m x 2.74m)

A fully fitted kitchen with roll edge worktops incorporating a 4-ring electric halogen hob with electric oven, inset single bowl with mixer tap and drainer, a range of drawers and cupboards under with space for washing machine, tumble dryer and fridge/freezer, ceiling light fittings, power points, radiator, extractor fan, oil fired central heating boiler and sliding patio doors giving access to the conservatory.

#### CONSERVATORY 11'0 x 9'4 (3.35m x 2.84m)

A lovely addition to the property is this fully glazed conservatory with ceiling fan/light, radiator, power points and patio doors leading out to the garden.

#### FIRST FLOOR LANDING

The landing has doors to the two bedrooms and the family bathroom, access to the loft storage space and ceiling light fitting.

#### BEDROOM (1) 11'8 x 9'1 (3.55m x 2.76m)

A bright and spacious double bedroom having double glazed window to the rear elevation, ceiling light fitting, power points and radiator.

#### BEDROOM (2) 11'8 x 7'1 (3.55m x 2.16m)

A further double bedroom with double glazed window to the front elevation, ceiling light fitting, radiator and power points.

#### FAMILY BATHROOM

A white suite comprising low level WC, pedestal wash hand basin, panel enclosed bath with Mira shower over, extractor fan, ceiling light fitting, shelved airing cupboard, further storage cupboard, radiator, obscure double glazed window to the side elevation.

#### OUTSIDE

The garden has secure timber fencing to both side boundaries with a side gate allowing access from the front and to the immediate rear is a paved patio seating area with the remainder of the garden being mainly laid to lawn with shrub borders and various trees. There is also a garden shed, oil tank and parking for two cars.

#### SERVICES

The property is connected to mains water and drainage and benefits from oil central heating.









means			S	ÅΡ
Date of Date of Retenso Type of	assessment certificate ce number: assessment			
			y efficiency b	based
			ating	
rset Polatial			Carset	Potential
	193 aluci () (93 alu) (94 alu) (94 alu) (94 alu) (94 alu)	B C D E F	55	62
U Dreelive	England &	Wales	EU Dre 2003/84	
	home's impact		n terms of	
	Under of Date of Releven Type to total to sed on carbon do over Polential () Determine () () D	Owelling type: Date of assessment: Reference number: Type of assessment: Total floor area: of the energy use per tocare me sed on carbon dioxide (CO2) em energy use per tocare me sed on carbon dioxide (CO2) em Environment total floor area: Type of assessment: Environment Type of assessment: Type	Develop type: End-tensor house Date of assessment: 24 Fobusary 2010 Date of cartification Date of cartification 24 Fobusary 2010 Retensors number: BIOL 5147-0029-60 Total floor area. BISSAP, existing de Total floor area. Interview Particular Bissapper actions and an action disarde (CO2) emissions. Interview Particular Bissapper actions and action disarde (CO2) emissions. Interview Particular Bissapper actions actions and action disarde (CO2) emissions. Interview Particular Bissapper actions actions actions and actions ac	Develop type: Enclose to use Encloses to the total tota

285 Within? per year	238 kMM/m² per year
3.4 tannes per year	2.8 tonnes per year
£46 per year	£20 per year
£348 per year	E296 per year
£153 per year	£132 per year
	285 Wehrin <sup>2</sup> per year 3.4 tannes per year 646 per year 6348 per year

The figures in the table above have been provided to enable prospective bayers and becarits to compare the fuel costs and carbon emissions of each home with another. To enable this comparises the figures have been calculated using standardised numming conditions (heating periods, noom temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an excuper's adult all the bits and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooling or numing applances, such as TV, fidge etc.; nor do they reflect the costs associated with service, maintenance or safety insoctions, Always check the certificate date because fuel prices can change over time and energy saing incommediation will enable.

To see how this home can achieve its potential rating please see the recommended measur



researches to doe not not see energy averaging recommension ago to be not dong the energy relations grounds. If a quark and easy way to identify the search energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saeling Trust to provide you with internation on importing your develops energy performance.

Page 1 of 6



a • The Village Braintree Road, Felsted,Essex CM6 3DJ t • 01371 822122 e • felsted@andersonsproperty.com

andersonsproperty.com