



Maltings Road

Battlesbridge

- Detached Cottage
- Off Road Parking for Two Cars
- 70' South Facing Garden
- No Onward Chain



Guide Price £500,000 to £525,000

Nestling in the picturesque village and conservation area of Battlesbridge this unique opportunity presents itself and are rarely available. Requiring updating but offering sizeable extended rooms, off road parking for two cars and a very nice 70' south facing garden. NO ONWARD CHAIN. Call 01268 774316 for further information.





AGENTS NOTES

****GUIDE PRICE £500,000 TO £525,000****. Nestling in the picturesque village and conservation area of Battlesbridge this unique opportunity presents itself for a three bedroom detached weather boarded cottage which has been extended and enjoys a 70' south facing garden.

The cottage does require updating but the layout and footprint are sizable including a very generous living room, extended dining room, and large separate kitchen together with a ground floor shower room and separate Utility room.

The first floor features three bedrooms and a family bathroom with stairs off the landing leading to a potential fourth bedroom / Attic room.

Externally there is off road parking for two cars and previous upgrades include a new boiler in 2018 [LPG] and a new sewage treatment plant in 2014.

Just a few hundred yards from the Barge Inn Pub, village pond and river.

NO ONWARD CHAIN.

PORCH

**LIVING ROOM**

26' 0" x 22' 4" (7.92m x 6.81m)

DINING ROOM

13' 0" x 9' 0" (3.96m x 2.74m)

KITCHEN

12' 8" x 11' 2" (3.86m x 3.4m)

GROUND FLOOR SHOWER ROOM**UTILITY**

9' 0" x 6' 0" (2.74m x 1.83m)

LANDING**BATHROOM****BEDROOM ONE**

11' 10" x 11' 2" (3.61m x 3.4m)

BEDROOM TWO

13' 0" x 9' 7" (3.96m x 2.92m)

BEDROOM THREE

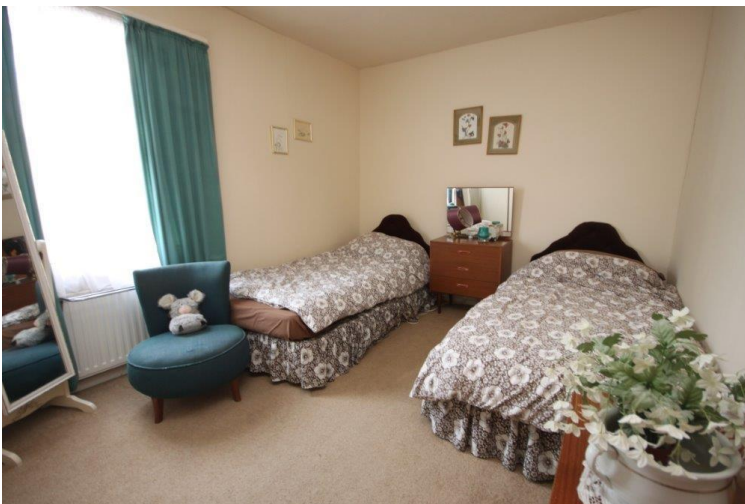
9' 6" x 9' 3" (2.9m x 2.82m)

ATTIC ROOM

16' 9" x 13' 10" (5.11m x 4.22m)

PARKING**GARDEN**

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.





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