



3 Weather Vane Cottages, Braintree Road,
Great Bardfield, Braintree, Essex, CM7 4SN

www.intercounty.co.uk

Guide Price:
£350,000 - £375,000
Freehold



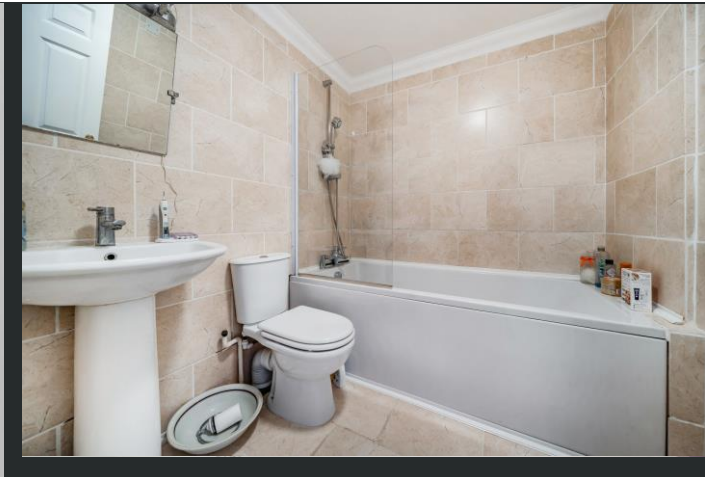
Intercounty
Estate and Letting Agents



**** Guide Price £350,000 - £375,000 ****

Situated in the ever sought after village of Great Bardfield is this upgraded and extended two bedroom home, close to amenities and beautiful countryside. This home comprises a modern fitted kitchen, ground floor W/C, lounge area with electric log burner feature, and wonderful dining area, an extension from the original build with a skylight and bi-folding patio doors opening onto the rear garden making a fantastic, sociable room. On the first floor, the principal bedroom benefits from built-in storage area. The second bedroom is also a double size with a view to the rear over the garden. Externally the property benefits from private rear garden with access into the carpark where you have one allocated parking space.

Council Tax Band D. EPC Band E.

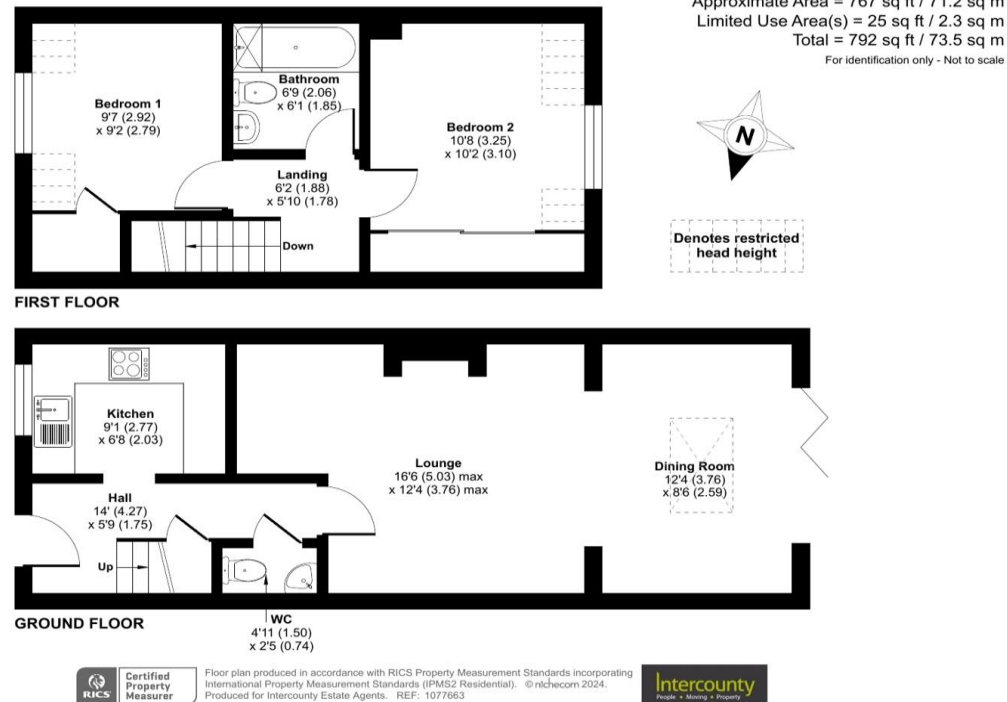


Sought After Village Location
Extended and Updated
Bi-Folding Doors to Garden
Ground Floor W/C
Private Rear Garden
Countryside Walks Nearby
Close to Amenities
Potential Rental Income £1400 PCM
Council Tax Band D & EPC Band E

ADDITIONAL INFORMATION

The charming village of Great Bardfield is in the rural north of Essex with local amenities which include two village pubs, a theatre in a grade I listed barn and a handful of shops. The market town of Great Dunmow is approximately 7 miles away and offers further schooling for all ages and shopping facilities.

Braintree Road, Great Bardfield, Braintree, CM7



AGENTS NOTES IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercountry.

ANTI-MONEY LAUNDERING We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

FOR MORE DETAILS CONTACT

Barclay House, 1 High Street, Dunmow, Essex, CM6 1UU

T: 01371 878322 | W: www.intercountry.co.uk

Intercountry
Estate and Letting Agents