



5 MILL LANE

Pebmarsh, Essex, CO9 2NN

Guide price £125,000

**DAVID
BURR**



5 Mill Lane, Pebmarsh, Halstead, Essex, CO9 2NN

5 Mill Lane is an attractive detached Victorian cottage in a peaceful location in this popular and sought after north Essex village. The property requires complete refurbishment throughout but none the less offers a unique opportunity for potential purchasers.

A panelled door opens to an entrance lobby which has an attractive brick floor and a window to the side, beyond which is a door leading to the sitting room which has two windows to the front elevation and one to the rear, an understairs cupboard and a red brick fireplace with an adjacent cupboard. A step then rises to the kitchen which is housed in a later addition, which has a brick floor, door to the garden and a dual aspect, and a row of floor mounted units with a Belfast sink. A door opens to a linen cupboard which houses the hot water cylinder.

The stairs rise from the entrance lobby to the first floor with a door opening to a bedroom which has a dual aspect and roofline views down the lane and a cast iron fireplace. The second door opens to the bathroom which is fitted with a white suite and has a window to the front elevation.

Outside

The outside space is of a generous nature and is fenced on two sides and would provide a private entertaining space once landscaped and planted.

Agents notes:

The property requires significant refurbishment and we would advise purchasers to seek independent professional advice before committing to purchase.

The only heating is via a back boiler behind the fireplace.

The property is situated in a conservation area.

We are unsure whether the property offers suitable security for a mortgage lender, and would advise prospective purchasers to make their own enquiries with regard to this. Therefore we believe that the property will only be suitable for cash purchasers.

There is only pedestrian access to the property, over land belonging to a third party.

There is no off street parking.

The property is unregistered title; the purchaser's solicitor would need to apply for first registration with land registry post completion.

The accommodation comprises:

Lobby	Sitting room
Kitchen	Bedroom
Bathroom	Garden

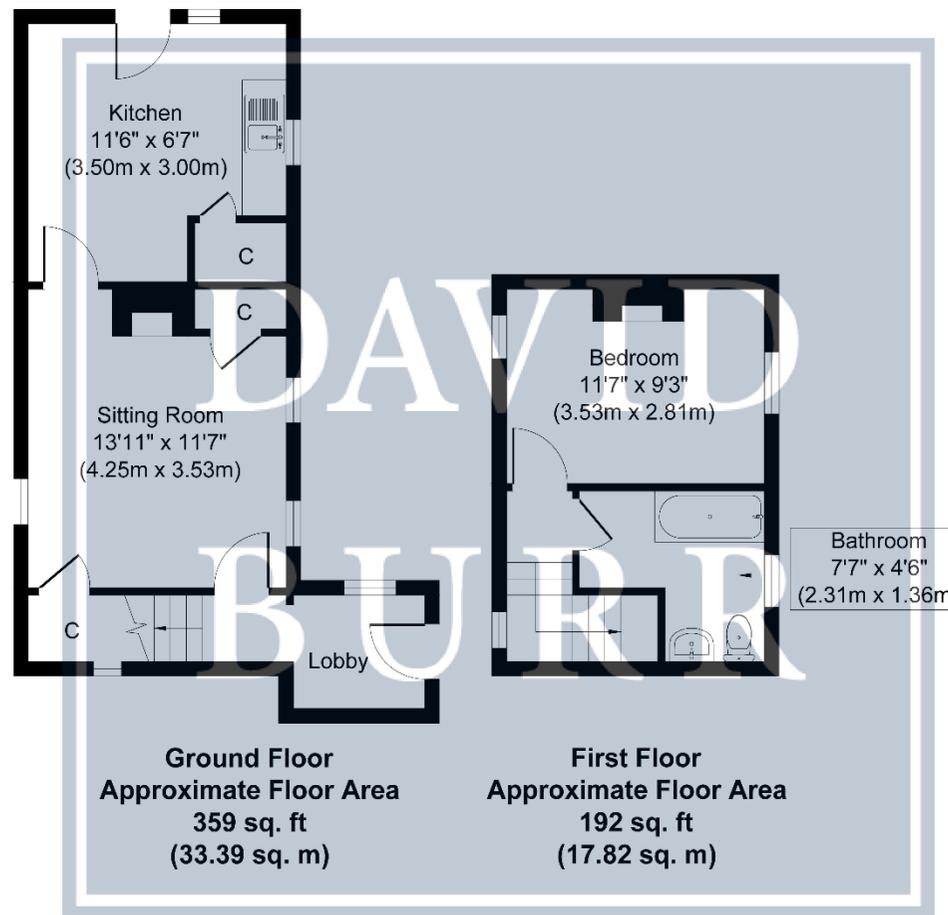
Scope for extension/redevelopment (STP)

Location

Pebmarsh is a highly regarded village with a church, public house, Courtyard stores and primary school, with the market towns of Halstead, Sudbury and Braintree all very close by providing extensive amenities and services including a mainline station at the latter.

Access

Halstead 4 miles	Sudbury 6 miles
Bures (railway station) 4 miles	Stansted 28 miles



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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Additional information

Services: Main water, electricity and drainage

EPC rating: G Council tax band: C

Tenure: Freehold Construction type: Standard

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2 (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. DAVIDBURR.CO.UK

Contact details

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