

FOR SALE

Back Lane, Stisted,
Braintree, Essex CM77 8AS



18-20 Bank Street,
Braintree, Essex, CM7 1UP
F 01376 554500
E property@joscelynechase.co.uk
W www.joscelynechase.co.uk
T 01376 322222

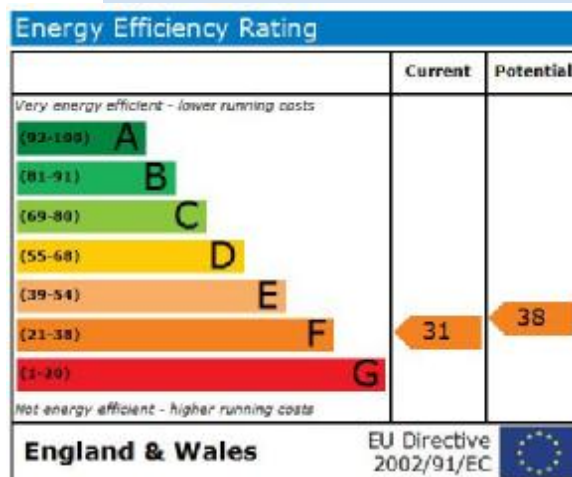


WE ARE PLEASE TO OFFER THIS UNIQUE 3 BEDROOM PROPERTY IN THE HEART OF THE SOUGHT AFTER VILLAGE OF STISTED WHICH HAS THE BENEFIT OF NO ONGOING CHAIN AND ARE RARE TO COME ONTO THE MARKET

- Lounge
- Dining Room
- Kitchen
- 3 Bedrooms
- En-suite
- Integral Garage
- Village Location
- Study Area
- Family Bathroom
- No Ongoing chain

£265,000 Freehold

For further information or to arrange a viewing
please call [01376 322222](tel:01376322222)



As mentioned 51 Back Lane is a unique property which has been very well looked after by the current owners and is unique due to the 1830s chapel it is adjoin to. This was rebuilt in the 1980s and provides great additional accommodation.

Stisted village has always been a sought after location with properties rarely coming onto the market.

Stisted is home to the Braintree golf club and also has a local part time post office. Convenient location with access routes through to Colchester, Chelmsford as well as Stansted Airport.

Braintree is the closest town with its more comprehensive facilities including the George Yard Shopping Centre, Freeport Designer Village and also a direct branch line railway station to London (Liverpool Street Station).

Accommodation with approximate room sizes is as follows –

LOUNGE 13'4" x 13'1" (4000 x 3900) window to front. Two radiators. Wall to ceiling brick built fire place with wood burner. Fully carpeted. Exposed beams to ceiling. TV point. Door way to:-

DINING ROOM 10'7" x 9' (3200 x 2700) window to side. Radiator. Wall to ceiling brick built open fire place. Fully carpeted floors. Stairs to first floor and door way to :-

KITCHEN 13'8" x 9'11" (4100 x 3000) window to rear and side. Kitchen is made up of wall and floor units with a built in single electric oven. Integrated electric halogen hob. Extractor fan above. There is ample space for a washing machine and dish washer under unit and space for full height fridge freezer. Space for tables and chairs. Tiled splash back and flooring with door to rear garden.

FIRST FLOOR

The landing has a window to side. Airing cupboard. Boxed in electric meters. Door way to:-

BEDROOM 1 13'10" x 13'1" (4200 x 3900) Windows to front and side. Wall lights. Fully carpeted floor. Radiator.

BEDROOM 2 13'3" x 9'10" (4000 x 2900) Window to rear. Radiator. Fully carpeted and built in wardrobes.

FAMILY BATHROOM with a velux window. Pedestal wash hand basin. WC. Single bath with shower attachment. Separate single shower with fully tiled surround. Part tiled main walls. Carpeted flooring. Radiator.

Additional rooms in the converted chapel

Access into the chapel is via the front porch with a separate door which leads to the :-

GARAGE which has power and light with barn doors which lead out to Back lane.

HALL WAY carpeted with stairs leading up to :-

STUDY AREA 15'5" x 8'8" (4600 x 2600) with velux window to rear. Loft access and fully carpeted flooring with additional storage cupboards & door to :-

BEDROOM 3 11'9" x 9'5" (3500 x 2800) with storage heater which is currently not connected. Window to front and side with door to :-

EN-SUITE has a WC .Pedestal wash hand basin. Single shower with tiled surround and shower curtain. Carpeted flooring.

OUTSIDE:

As you approach the front of the property you have a gated entrance with a part brick wall with established hedging to the remainder. There is access to your garage which forms part of the converted chapel. There is a brick block path way which leads to the front porch and a side access gate which leads to the rear garden. The remainder of the front garden is lawn with some shrub borders.

To the rear of the garden there is a decked seating area with brick block pathway leading to the side which houses a shed for additional storage space. The majority of the garden is laid to lawn with some established tree and shrub borders. The main oil tank sits to one side of the garden. The rear boundaries are made up of brick wall and some fencing.

The exterior of the building has recently been re-painted prior to marketing.

SERVICES:

ALL MAIN SERVICES ARE CONNECTED WITH EXCEPTION OF GAS.

Note: We have not tested any of the services.

VIEWING: By appointment with the sole agents
JOSCELYNE CHASE TEL: (01376) 322 222.



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These particulars are believed to be correct
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