

DAVID
BURR



1 Rose Villa, The Street, Birdbrook, Halstead, Essex, CO9 4BJ

A delightful and fully refurbished Victorian cottage set within this quiet and sought after North Essex village. The property offers spacious and light accommodation throughout and benefits from an un-overlooked rear garden and countryside views.

Available now.

To let – Unfurnished £950 pcm

1 Rose Villa, The Street, Birdbrook, Halstead, Essex, CO9 4BJ

1 Rose Villa is a charming Victorian cottage set within this delightful and secluded North Essex village. The property has undergone an extensive refurbishment programme and offers spacious and practical accommodation yet retaining some original features to include sash windows and a feature fireplace. A large hallway gives you access to the sitting room which benefits from a feature fireplace with a detailed tile surround and wooden mantle and a large sash bay window to the front with views overlooking the church. There is an additional reception room which could be used as a dining room/study and an extensively fitted family bath/shower room. A fitted kitchen is situated to the rear of the property with views overlooking the garden and paddock beyond. A utility room is also an added benefit with a side door which leads to the rear garden. Stairs then rise to the first floor where there are three bedrooms, two of which have fitted cupboards.

Outside

There is a small front garden enclosed with white picket fencing. Access to the side allows you into the rear garden which has a large

lawned area, enclosed with mature trees and shrubs. There is also the added benefit of a coal/wood store.

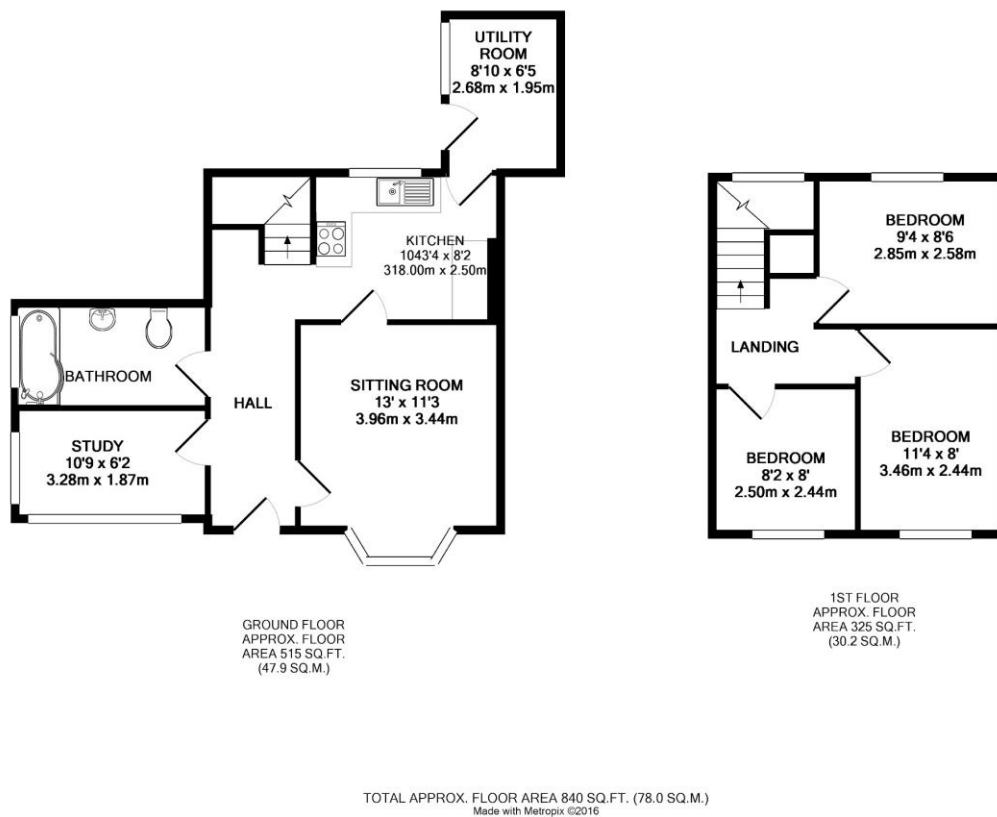
Entrance hall	Bath/shower room
Dining room/study	Three bedrooms
Sitting room with open fire	Rear garden
Kitchen	Countryside views
Utility	Village location

Access

Cambridge – 24 miles	Bury St Edmunds – 21 miles
Stanstead – 13 miles	Clare – 6 miles
Saffron Walden – 13 miles	Braintree – 15.5 miles

Location

Birdbrook is a pleasant village located 10 miles North West of Halstead and 4 miles South East of Haverhill. The village offers a public house and a church. Local rail links are a short car journey away within the market town of Saffron Walden.



Additional information and viewing

Services: Main water, electric and drainage.

Oil fired central heating. EPC rating: E

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.

Castle Hedingham 01787 463404

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Clare (01787) 277811

Leavenheath (01206) 263007

Long Melford (01787) 883144

Woolpit (01359) 245245

London (020) 78390888

A tenancy is available on an assured short hold basis for a minimum of 6 months. The tenant will be responsible for outgoing apart from those mentioned in agent's notes. References will be required together with a substantial secure deposit of one and a half months rent. Prospective tenants will be required to pay a non-refundable administration fee of £200.00 plus VAT for the first applicant and £90.00 per applicant thereafter plus VAT, towards the cost of obtaining references. If a guarantor is required there will be an additional charge of £90.00 plus VAT and all cheques are to be made payable to 'David Burr Lettings'.

NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.