

FOR SALE

£230,000 Freehold



40 The Street, Little Waltham, Chelmsford, Essex, CM3 3NS

- ONE BEDROOM TERRACED HOUSE
- GRADE II LISTED COTTAGE
- SOUTH FACING COURTYARD GARDEN
- ON STREET PARKING
- GREAT LOCATION
- NO ONWARD CHAIN
- CHARACTER FEATURES
- PERFECT FOR FIRST TIME BUYERS/INVESTORS



PROPERTY DESCRIPTION

Discover the charm and character of this delightful one bedroom terraced house, perfectly positioned in the heart of Little Waltham. This Grade II Listed cottage offers a unique blend of historical appeal and modern living, making it an ideal home for first-time buyers or savvy investors seeking a property with real personality and potential. With no onward chain, this inviting residence is ready for you to move in and make your own without delay.

Step inside to appreciate the character features that this historic cottage retains, including original exposed beams and sash windows that flood the reception room with natural light. The cozy reception area provides a welcoming space to relax and entertain, perfectly suited to the property's traditional aesthetic. The versatile layout accommodates comfortable living without compromising on charm, allowing you to create a truly homely atmosphere.

The well-sized bedroom benefits from peaceful views, offering a tranquil retreat at the end of the day. Adjacent, a bathroom equipped with modern fixtures complements the home's overall functionality while preserving its classic style. Every room has been carefully maintained to honour the cottage's heritage, creating a delightful blend of old and new.

One of the property's standout features is the south-facing courtyard garden, a rare find in terraced homes, providing a bright and private outdoor space perfect for morning coffee, summer barbecues, or simply unwinding in the sunshine.

Parking is made easy with on-street options available, adding convenience to daily life in this quaint village location. Little Waltham is renowned for its peaceful rural atmosphere, yet remains well connected to local amenities, schools, and transport links, ensuring you have everything you need close to home.

This Grade II Listed terraced house in a fantastic location represents a rare opportunity to own a piece of history while enjoying the benefits of modern living. Its character, excellent outdoor space, and great local community make it a sought-after home without the burden of a long chain. Whether you are starting out on the property ladder or looking to add to your investment portfolio, this charming cottage is sure to impress.



ROOM DESCRIPTIONS

Living Room

12' 0" x 10' 6" (3.66m x 3.20m)

Kitchen

11' 7" x 10' 4" (3.53m x 3.15m)

Bedroom

12' 0" x 10' 8" (3.66m x 3.25m)

Bathroom

8' 10" x 7' 8" (2.69m x 2.34m)

Garden

Agent Notes

This property is Grade II Listed and is exempt from an EPC.

Viewing Requests

BY PRIOR APPOINTMENT WITH
BALCH ESTATE AGENTS

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



FLOORPLAN



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io