

Beresfords | Est 1968



Asking Price £425,000

Freehold | 2/3 Bed | 1 Bath | House | Terraced | Council Tax Band D | EPC C | Ref INS250023

Bakers Lane, Ingatestone, Essex CM4 0BZ

Located in the heart of the popular village of Ingatestone, this charming period Victorian terraced cottage offers characterful accommodation arranged over three floors, together with a small courtyard garden to the rear. Ideally positioned for access to the village centre, local amenities and mainline railway station, the property would make an appealing home for first-time buyers, couples or those looking for a property with flexible living and working space.

On entering the property, the ground floor provides a welcoming lounge/dining room, retaining a wealth of original period features including two attractive red brick fireplaces and exposed beams, creating a warm and characterful focal point to the principal reception space. The room offers a versatile area for both relaxing and entertaining, with stairs rising to the first floor.

To the rear is the kitchen, providing space for a range of wall and base units together with the necessary appliances and access towards the rear of the property. Also located on the ground floor is a bathroom, adding convenience to the main living accommodation.

The first floor comprises two bedrooms, with bedroom two providing access to the staircase leading to the second floor. This upper level offers a particularly useful and flexible space, which could be utilised as a third bedroom, study, home office, hobby room or occasional guest accommodation, subject to any necessary consents and the buyer's requirements.

The property's location is a particular feature. Situated within easy walking distance of Ingatestone High Street, For commuters, Ingatestone mainline railway station is approximately 0.8 miles away, providing services towards London Liverpool Street,



Scan the QR code for full details and key information on this property.





Beresfords - Ingatestone Sales

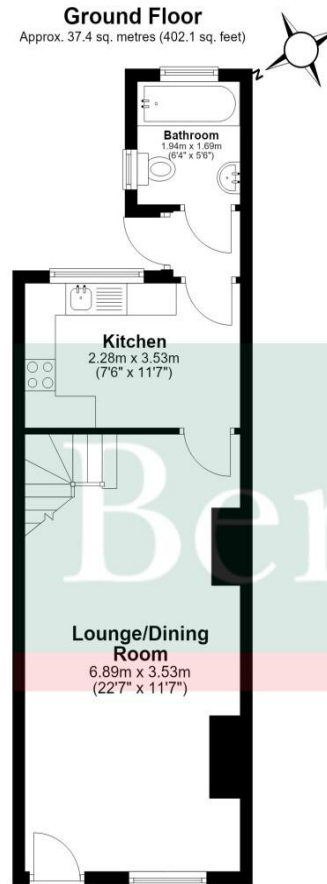
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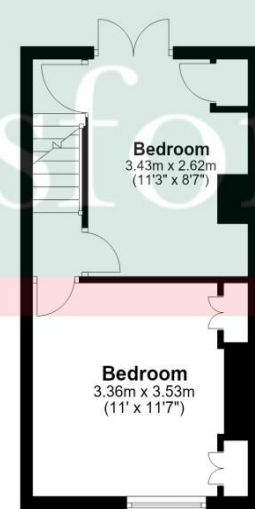
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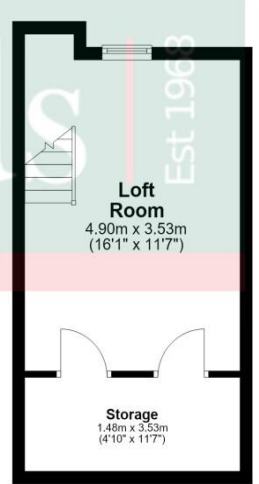
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	76 C



First Floor
Approx. 24.3 sq. metres (261.8 sq. feet)



Second Floor
Approx. 23.2 sq. metres (249.9 sq. feet)



Total area: approx. 84.9 sq. metres (913.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Bakers Lane

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