



**£210,000**

Orchard Terrace, Pebmarsh



## THE PROPERTY

Upon entering, you are welcomed into a bright living room with generous natural light from the front-aspect window. This leads through to the spacious kitchen/dining area, fitted with integrated appliances including an oven, hob, extractor fan and inset sink. The kitchen/diner also opens into a useful utility room, ideal for laundry and additional storage, with a rear door giving access to the communal garden – a pleasant space for seating or outdoor relaxation.

Upstairs, the master bedroom is a well-proportioned double room featuring two built-in wardrobes and an airing cupboard. Bedroom two is a versatile space suited to a guest room, nursery or home office. Completing the first floor is a family bathroom with a bath, pedestal basin and WC.

Outside, the property benefits from access to a shared rear garden. There is also one allocated parking space plus visitor parking.

Ideal for first-time buyers, downsizers or investors, this home offers well-planned accommodation across two floors and is ready to move straight into.

## THE LOCATION

Pebmarsh is a charming rural village set within the rolling North Essex countryside, close to the Suffolk border. Known for its peaceful feel and traditional character, the village enjoys attractive surroundings of open farmland and quiet lanes.

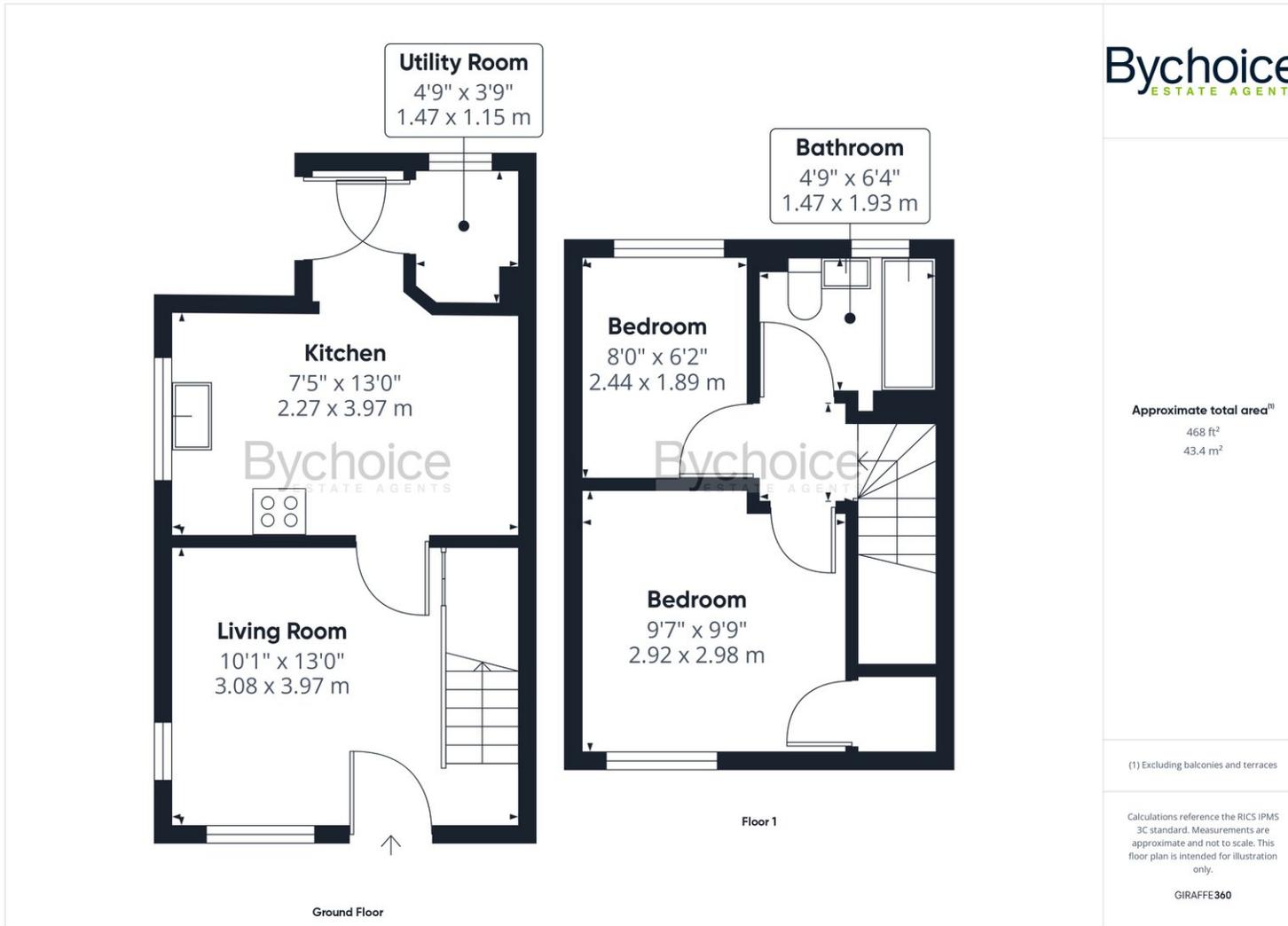
The King's Head pub sits at the heart of the community, alongside a friendly primary school, village hall and a choice of scenic walking routes. Nearby Sudbury and Halstead offer supermarkets, shops, cafés and transport links for everyday convenience.

Pebmarsh appeals to those seeking a quieter pace of life while staying well connected to both Suffolk and Essex, making it an attractive location for families, commuters and anyone drawn to countryside living.









Council & Council Tax Band – Band B -  
Braintree District Council

Tenure – Freehold

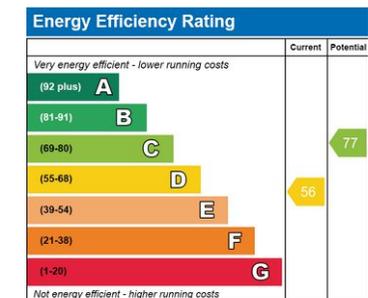
Service Charge - £221 per annum

Broadband – Ultrafast broadband with  
downloads speeds of up to 1000 Mbps and  
upload speeds of up to 1000 Mbps (Ofcom  
data)

Mobile Coverage – Voice & Data available  
with EE, Three, O2 & Vodafone. (Ofcom  
data)

Utilities – Mains Water, Mains Electric,  
Mains Drainage, Gas Central Heating

Property Construction – Brick Construction



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

**Bychoice**  
ESTATE AGENTS