



**36 The Holt, Hainault, Essex IG6 2TB**  
**Price guide £400,000**

**\*\* Guide Price: £400,000 to £425,000 \*\* IN NEED OF COMPLETE REFURBISHMENT \*\*** We are pleased to offer this semi-detached house situated in the quiet cul-de-sac within less than 0.5 miles from Hainault central line station and close proximity to local shops. This property consists of one reception room and kitchen to the ground floor, whilst to the first floor can be found three bedrooms and a well-appointed bathroom/WC. To the rear is a compact rear garden, INTEGRAL GARAGE via own drive providing off street parking.



## ENTRANCE HALL

9'8 x 7'3 max (2.95m x 2.21m max)

Entrance door, double glazed door to rear, double glazed window, double radiator.

## KITCHEN/DINER

14'10 x 9'9 to extremes (4.52m x 2.97m to extremes)

Wall and base units, working surfaces, cupboards and drawers, double drainer sink unit, electric cooker point, plumbing for washing machine, two light double glazed window, storage cupboard, double radiator.

## LOUNGE

14'11 x 14'9 (4.55m x 4.50m)

Double glazed sliding patio door to rear, double glazed window, two double radiators.

## FIRST FLOOR LANDING

9'1 x 5'7 (2.77m x 1.70m)

Storage cupboard housing hot water cylinder.

## BEDROOM ONE

14'10 into fitted wardrobes x 9'11 (4.52m into fitted wardrobes x 3.02m)

Two double glazed windows, radiator, fitted wardrobes.

## BEDROOM TWO

11'10 x 8'2 max (3.61m x 2.49m max)

Two double glazed windows, radiator, fitted wardrobes with matching dressing table, radiator.

## BEDROOM THREE

11'10 x 7' into fitted wardrobes max (3.61m x 2.13m into fitted wardrobes max)

Double glazed window, radiator, fitted wardrobes, access to loft.

## BATHROOM

5'11 x 5'5 (1.80m x 1.65m)

Panel enclosed bath, pedestal wash hand basin, low level wc, tiled walls, radiator, obscure double glazed window.

## REAR GARDEN

Mainly laid to lawn, patio area, timber built shed, side access.

## INTEGRAL GARAGE

15'2 x 8' max (4.62m x 2.44m max)

Housing boiler.

## FRONT GARDEN

Own driveway leading to Garage providing OFF STREET PARKING.

## COUNCIL TAX

London Borough of Redbridge - Band D

## AGENTS NOTE (LEASE ETC)

The above details have been provided in good faith and will need to be verified by the respective solicitors.

