



Tidings Hill, Halstead

CO9 1BW

CURTIS O'BOYLE

Sales & Lettings



Tidings Hill, Halstead

C09 1BW

£230,000

Offered with no onward chain, this charming two-bedroom end-terrace cottage is ideally located within easy reach of Halstead town centre. The property features a welcoming lounge, separate dining room, fitted kitchen, two first-floor bedrooms, and a bathroom. Benefits include gas central heating, driveway parking to the front, and a rear garden offering potential for vehicle access. Would benefit from some updating, providing an opportunity to add your own touch.

ENTRANCE PORCH Glazed entrance door, glazed door to:?

LOUNGE 12' 4" x 10' 9" (3.76m x 3.28m) Sash window to front aspect, brick fireplace, radiator, exposed floorboards, door to inner hall with stairs to first floor and door to:

DINING ROOM 12' 3" x 10' 5" (3.73m x 3.18m) Sash window to rear aspect, radiator, brick fireplace, exposed floorboards, understairs cupboard, doorway to:

KITCHEN 8' 6" x 7' 9" (2.59m x 2.36m) Sash window to window to rear aspect, fitted base and wall units, one and quarter bowl ceramic sink unit with mixer tap inset into worktops, built in electric oven and four ring gas hob, tiled splashbacks, space for washing machine and fridge/freezer, obscure glazed door to rear garden.

FIRST FLOOR LANDING Exposed floorboards, radiator, loft access.

BEDROOM ONE 12' 3" x 10' 9" (3.73m x 3.28m) Sash window to front aspect, radiator, wood effect laminated flooring.

BEDROOM TWO 10' 5" x 9' 3" (3.18m x 2.82m) Sash window to rear aspect, exposed floorboards, radiator.

BATHROOM 8' 8" x 7' 8" (2.64m x 2.34m) Sash window to rear aspect, tiled walls and floor, radiator, panelled bath with mixer tap and shower attachment, shower cubicle, close coupled WC, wash hand basin.

REAR GARDEN Shingled patio area, gate through to area laid to lawn, gated side access, potential rear access from Knowles Close.

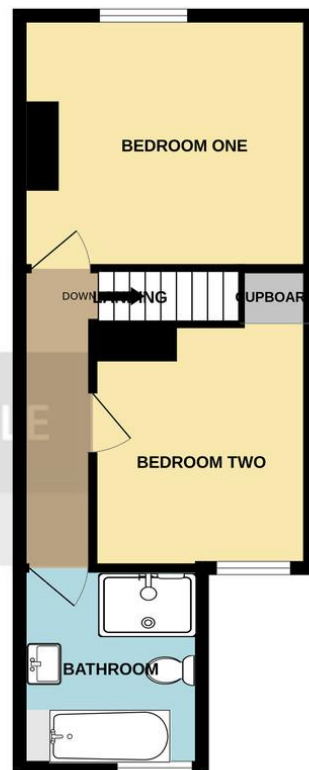
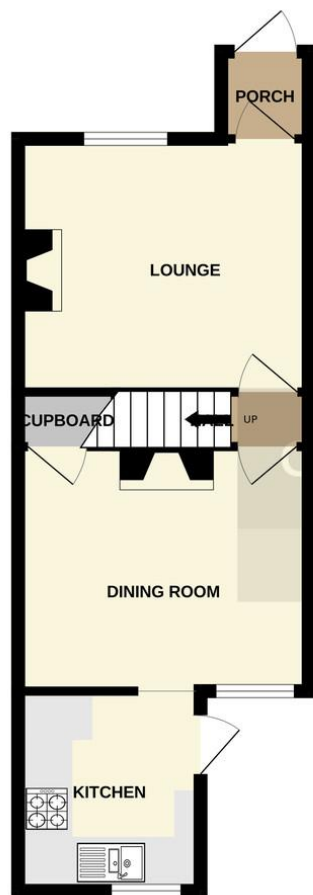
FRONT GARDEN Driveway



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.

1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: maldon@curtisoboyale.co.uk

www.curtisoboyale.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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