



**SCOTT
MADDISON**



4 Mount Rise

Halstead CO9 1ES

Asking Price £235,000

Freehold



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Covered entrance door opens to

ENTRANCE HALL

Textured ceiling. Stair case to the first floor with recess beneath. Double radiator, laminate flooring, power point and telephone point. Doors to

CLOAKROOM

The white suite comprises low level WC and wash hand basin. Textured ceiling and coved cornice, secondary glazed window. Single radiator. Ceramic tiled floor.

KITCHEN

12'6 x 9'2 (3.81m x 2.79m)

Textured ceiling. Fluorescent light fitting. UPVC double glazed window to the front elevation. The fitted kitchen features two lengths of laminate work surface forming an 'L' shape with base units beneath, electric cooker with extractor fan above. Wall units one side. Tiled splash back and power points. Recess for fridge/freezer, space and plumbing for a full size dishwasher and washing machine. Single radiator. Vinyl flooring and space for table and chairs. Wall mounted gas fired boiler.

LOUNGE DINING ROOM

17' in width x 12'8 (5.18m in width x 3.86m)

Textured ceiling and coved cornice. UPVC double glazed window to the rear elevation and a pair of UPVC double glazed doors opening to the rear garden. Power points, television aerial socket, and telephone extension. Double radiator and fitted carpet. Door to the under stair storage cupboard.

FIRST FLOOR LANDING

11'10 x 7'4 (3.61m x 2.24m)

Textured ceiling, hatch to the loft space. Fitted carpet and power point. Door to airing cupboard housing the hot water cylinder, further doors to

BEDROOM ONE

12'5 x 9'5 (3.78m x 2.87m)

Textured ceiling. UPVC double glazed window to the rear elevation, and power points. Single radiator and fitted carpet. Door opens to a small built in wardrobe.

BEDROOM TWO

10'8 x 9'3 (3.25m x 2.82m)

Textured ceiling, UPVC double glazed window to the front elevation and power points. Single radiator and fitted carpet. Door opens to a small built in wardrobe.

BEDROOM THREE

7'8 x 7'4 (2.34m x 2.24m)

Textured ceiling, UPVC double glazed window to the front elevation and power points. Single radiator and fitted carpet.

BATHROOM

7'3 x 5'5 (2.21m x 1.65m)

The white suite comprises panelled bath with an electric shower over, pedestal wash hand basin and close-coupled WC. Textured ceiling, frosted UPVC double glazed window to the rear elevation. Double radiator. White tiled splash back, vinyl flooring and extractor fan.

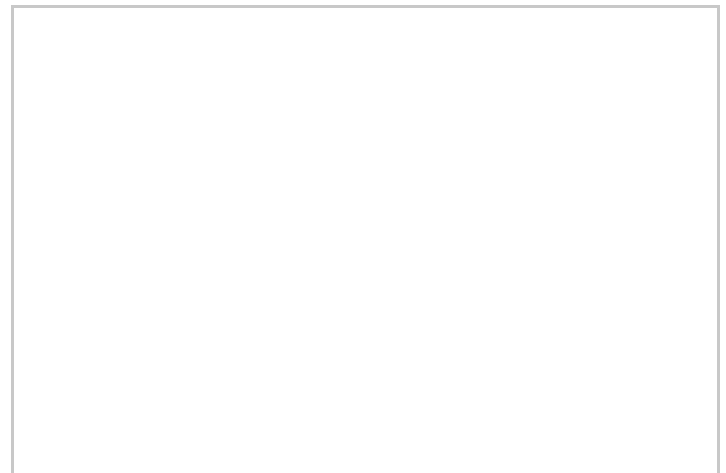
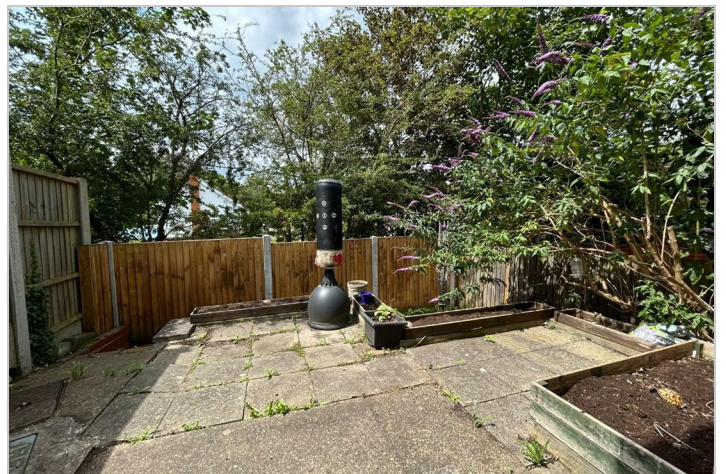
OUTSIDE

The front garden is laid to grass with a concrete pathway leading to the entrance door. Neighbouring boundaries are defined by brick walling. A timber picket fence with gate defining the front boundary. Outside light.

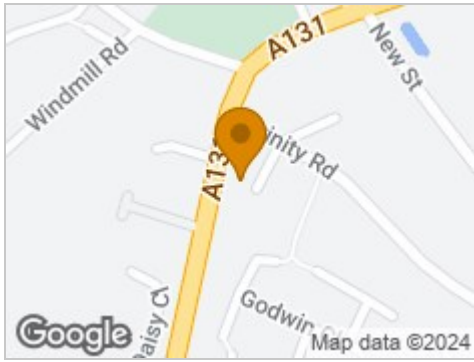
The rear garden is 16' in depth, approximately, and is defined to all boundaries by wooden fencing, the garden is set aside to paving for low maintenance.

Single garage (in block) with up and over door to the front, concrete floor. Parking for one small vehicle adjacent.

Tel: 01787 479988



Road Map



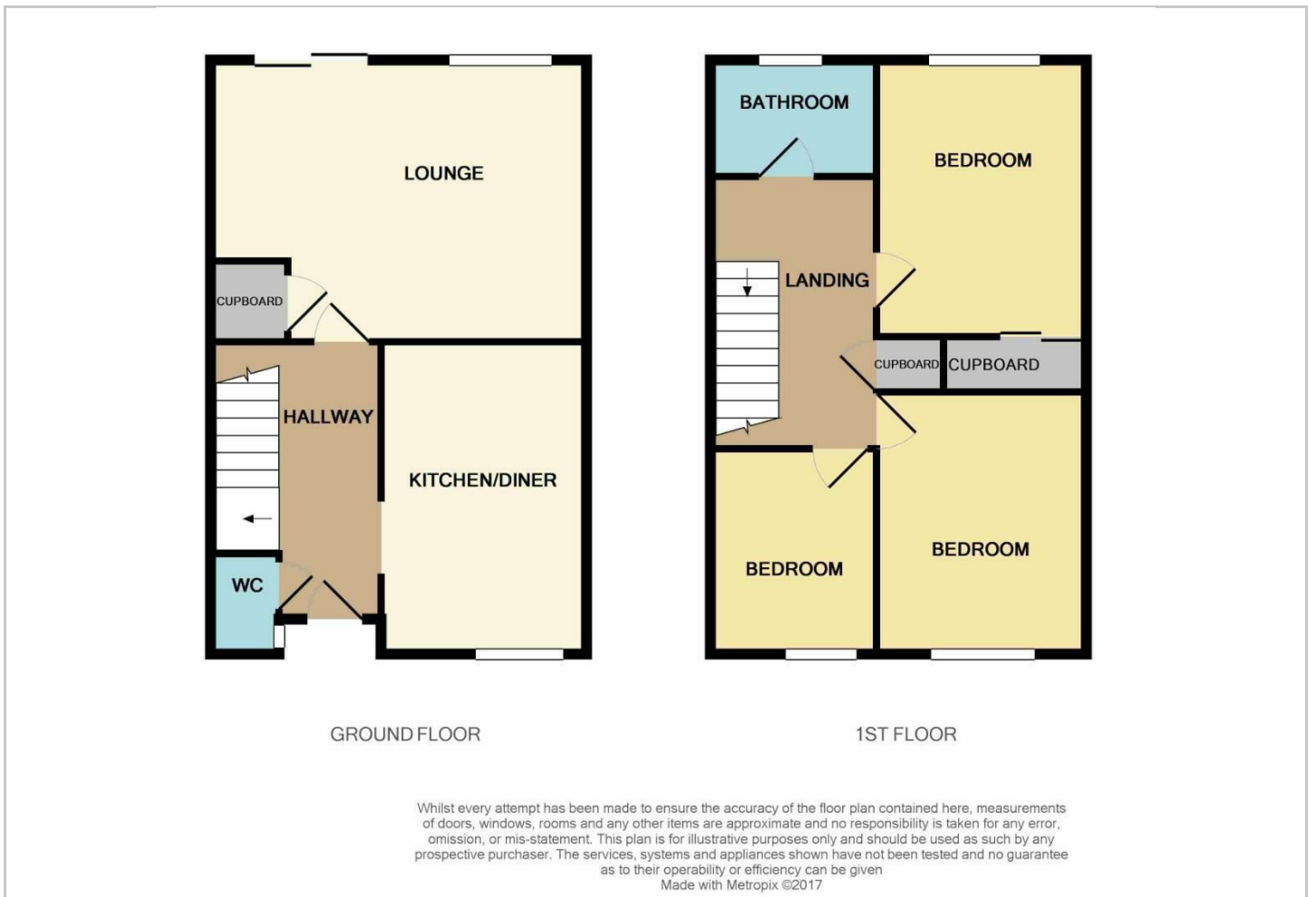
Hybrid Map



Terrain Map



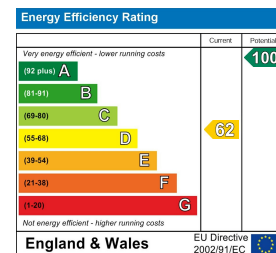
Floor Plan



Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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