



**SCOTT
MADDISON**



5 Mount Rise

Halstead CO9 1ES

£255,000

Freehold



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The accommodation comprises

Covered entrance door opens to ENTRANCE HALL Textured ceiling and coved cornice, staircase to the first floor with recess beneath, DOUBLE RADIATOR, fitted carpet. Doors to:-

CLOAKROOM

The suite comprises low level WC and wash hand basin. Textured ceiling and coved cornice, double glazed window, and vinyl flooring.

KITCHEN

12'6 x 9'3 (3.81m x 2.82m)

Smooth ceiling and coved cornice, two light fittings, double glazed window to the front elevation, white single bowl sink unit inset a tiled work surface with wooden edge to finish, limed oak door and drawer fronts open to a range of base cabinets, corner carousel unit, space and plumbing for washing machine, semi-integrated Hygena full size dishwasher (can remain but will not be maintained by the Landlord in the event is fails). Ceramic four ring electric hob. Oven housing unit incorporates a twin cavity electric oven, pan storage cabinets above and below. A range of wall units feature a display cabinet and integrated extractor fan above the hob, the wall units are finished with cornice and pelmet. Wall hung gas boiler. Recess for fridge/freezer. Tiled splash backs, power points, SINGLE RADIATOR and a ceramic tiled floor.

LOUNGE/ DINING ROOM

17' in width x 12'8 in depth narrowing to 8'6 in r (5.18m in width x 3.86m in depth narrowing to 2.59m)

Smooth ceiling and coved cornice, centre light fitting with two matching wall light fittings, chimney breast with ornamental fireplace, recess either side, double glazed window to the rear elevation and sliding double glazed patio door opens to the rear garden. Power points, television aerial socket and cable from an external satellite dish, DOUBLE RADIATOR and fitted carpet. Door to the under stair storage cupboard.

FIRST FLOOR LANDING

11'9 x 7'3 (3.58m x 2.21m)

Textured ceiling and coved cornice, hatch to the loft space, fitted carpet and power point. Door to the airing cupboard and further doors to:-

BEDROOM ONE

12'6 x 9'5 (3.81m x 2.87m)

Textured ceiling and coved cornice, double glazed window to the rear elevation with SINGLE RADIATOR beneath, fitted carpet and power points. Doors open to a built-in wardrobe.

BEDROOM TWO

10'8 x 9'5 (3.25m x 2.87m)

Textured ceiling and coved cornice, double glazed window to the front elevation with SINGLE RADIATOR beneath, fitted carpet and power points.

BEDROOM THREE

7'9 x 7'3 (2.36m x 2.21m)

Smooth ceiling and coved cornice, double glazed window to the front elevation with SINGLE RADIATOR beneath, fitted carpet and power points.

BATHROOM

7'3 x 5'6 (2.21m x 1.68m)

The suite comprises panelled bath with mixer taps incorporating a shower attachment, pedestal wash hand basin and low level WC. Textured ceiling and coved cornice, frosted double glazed window to the rear elevation, tiled splash backs, DOUBLE RADIATOR, and vinyl flooring.

OUTSIDE

The front garden is laid to grass with a concrete pathway leading to the entrance door. Neighbouring boundaries are defined by brick walling with timber picket fence and gate defining the front. Outside light and water tap. The rear garden, measuring 16'10" in depth x 17'10" in width (5.13m x 5.43m). Wooden fencing defines all boundaries, the garden is set aside to paving with dormant borders.

SINGLE GARAGE (IN BLOCK) Up and over door to the front, concrete floor.

DIRECTIONS

Applicants are asked to leave SCOTT MADDISON and proceed down the High Street, through Bridge Street into Trinity Street, taking the second left hand turning into Trinity Road and Mount Rise is on the right hand side. The property is situated on the right hand side and identified by a Scott Maddisois 'for sale' board.

VIEWING

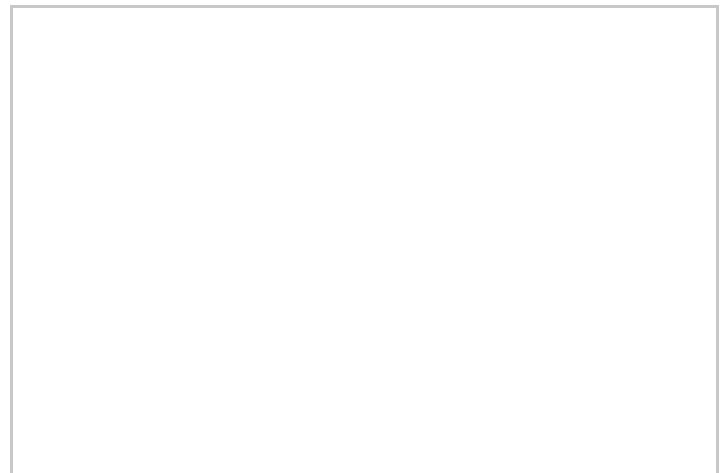
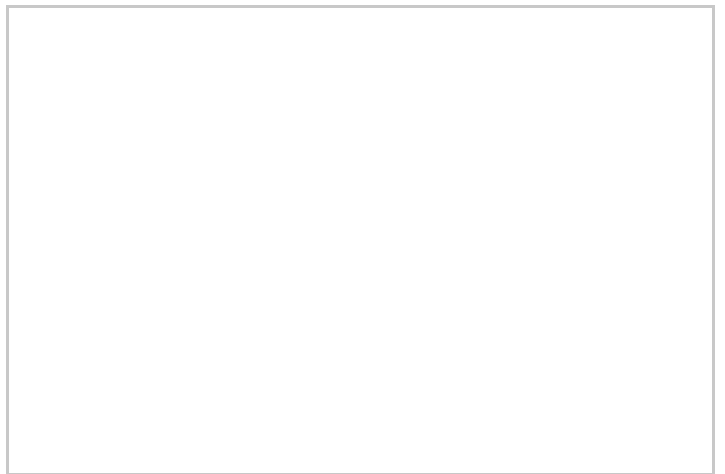
Council Tax Band: C, £1,784.96 as detailed by Braintree District Council for the year 2023/2024.

We understand mains electricity; gas; water; and drainage are connected to the property.

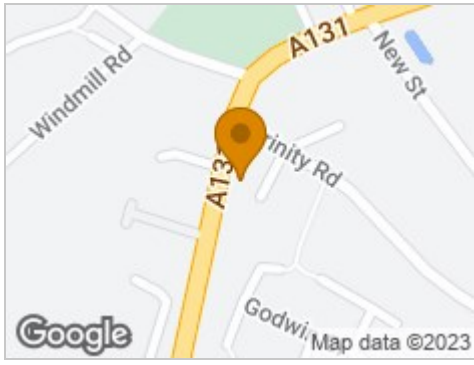
By strict appointment with Agent SCOTT MADDISON on Halstead (01787) 479988.

The Vendor has agreed that these particulars are a correct and accurate description of the property. Measurements are taken manually and whilst we endeavour to take every care with their accuracy, they must be considered approximate.

Tel: 01787 479988



Road Map



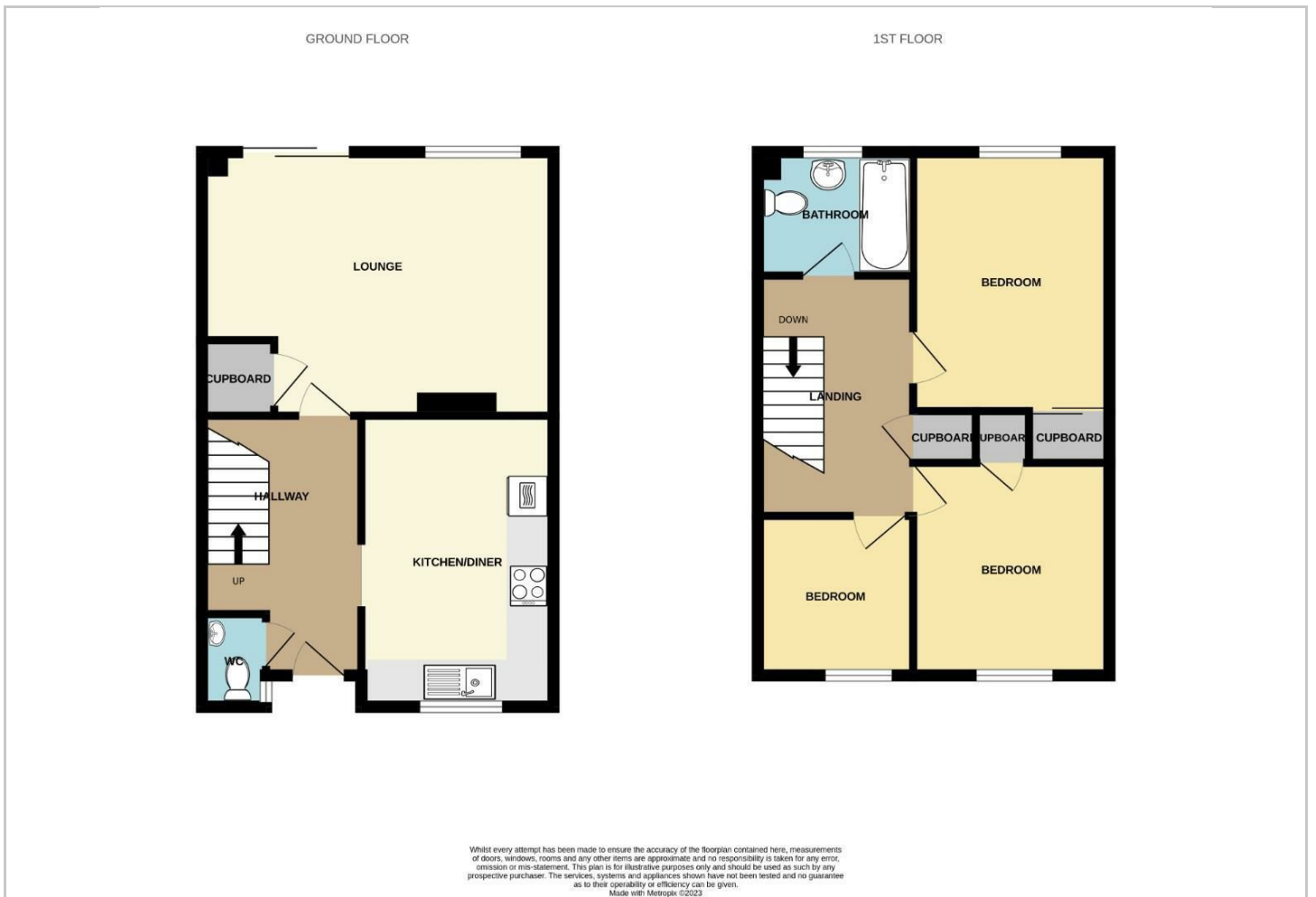
Hybrid Map



Terrain Map



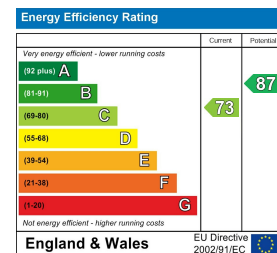
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.