



**SCOTT
MADDISON**



13 Oak Yard

Chapel Street Halstead CO9 2LT

£115,000

Leasehold



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Ground floor entrance door to communal hallways which are carpeted and feature automatic LED lighting. Lift to all floors. Stair case to all floors. The property is located on the second floor of the building and a composite entrance door opens into an inner hallway.

INNER HALLWAY

3'7 x 3'1 (1.09m x 0.94m)

Textured ceiling and coved cornice. Light pendant. Smoke alarm. Electric fuse board. Coat hooks. Wood grain laminate floor. Door to

ENTRANCE HALL

8'4 x 3'1 (2.54m x 0.94m)

Textured ceiling and coved cornice. Light pendant. Smoke alarm. Entry door into com and call system control box. Dimplex panel heater. Power points. Wood grain laminate flooring continues from the inner hallway. Door opens to the airing cupboard with hot water cylinder and slatted shelving. Further doors lead to bedrooms one, two, shower room and lounge.

LOUNGE

17'8 max x 15'5 narrowing to 7'2 (5.38m max x 4.70m narrowing to 2.18m)

Textured ceiling and coved cornice. Light pendant. UPVC box window to the front elevation. Wood grain laminate flooring continues from the entrance hall. Decorative fireplace in the recess with wooden surround incorporating mantel. Power points. Television and satellite connection sockets. Telephone point. Door opens into the kitchen.

KITCHEN

9'2 x 7'2 (2.79m x 2.18m)

Textured ceiling and coved cornice. UPVC double glazed window to the rear elevation with views overlooking the River Colne and the Town Council car park. Stainless steel sink unit inset roll edge work surface with drawer and cupboard beneath, turning work surface to one side with further drawer and cupboard units under. Recess for electric cooker. Wall units over. Opposite work surface with space and plumbing for washing machine, drawer and cupboard unit beside. Wall

units over. Recess for fridge freezer. Tiled splash back. Dimplex fan heater. Power points. Vinyl flooring.

BEDROOM ONE

11'11 x 8'4 (3.63m x 2.54m)

Textured ceiling and coved cornice. Light pendant. UPVC double glazed window to front. Dimplex night storage heater. Power points. Carpet. Red pull cord alarm.

BEDROOM TWO

9'3 x 6'7 (2.82m x 2.01m)

Textured ceiling and coved cornice. Light pendant. UPVC double glazed window to rear. Dimplex panel heater. Power points. Red pull cord alarm.

SHOWER ROOM

9'3 x 4'10 (2.82m x 1.47m)

The suite comprises pedestal wash hand basin with lever taps. Close coupled WC and walk in shower with Myra electric wall mounted unit. Tiled surround. Textured ceiling with room sealed light fitting. UPVC double glazed window to the rear elevation with privacy glass. Dimplex electric fan heater. Red pull cord alarm.

OUTSIDE

Communal gardens are neatly tended. Communal bin store. Clothes drying area and parking area are both situated to one side of the building.

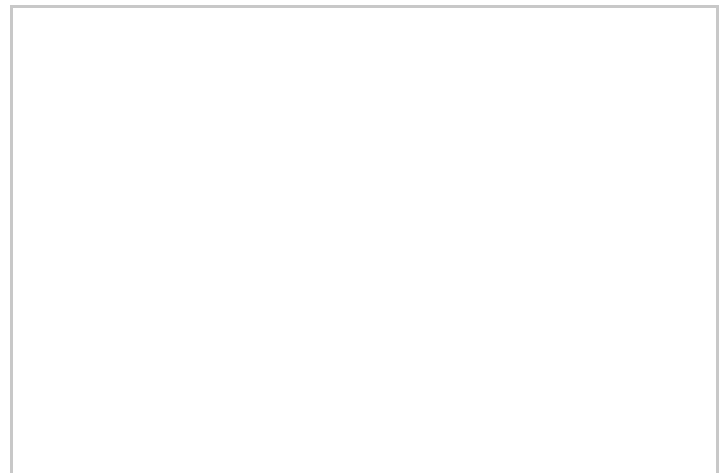
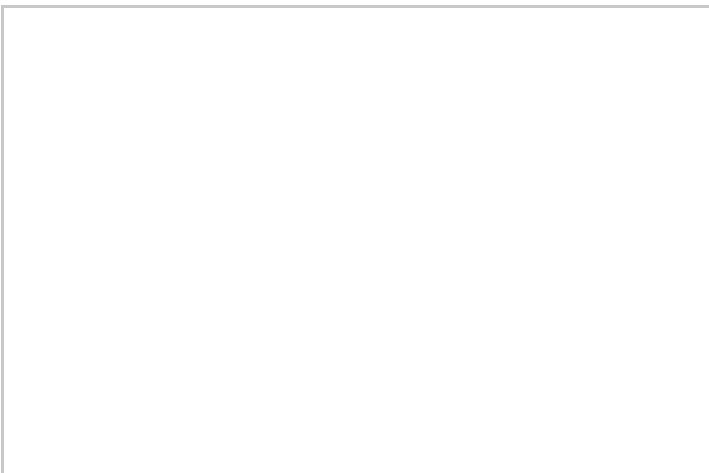
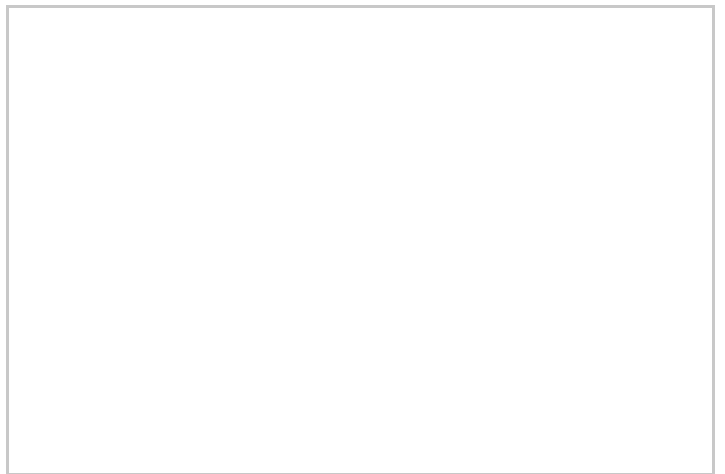
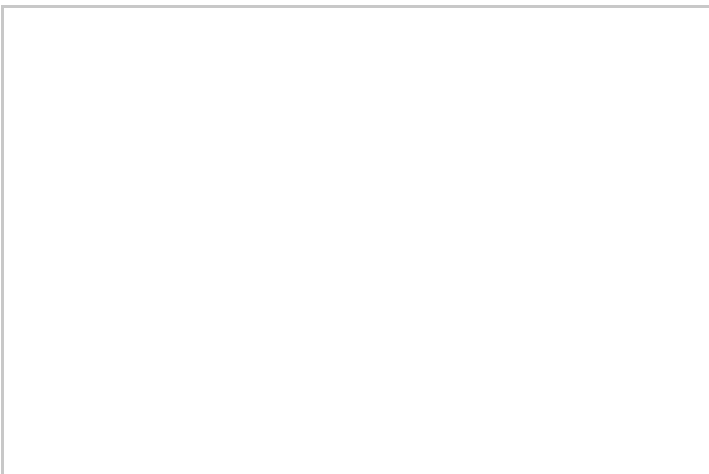
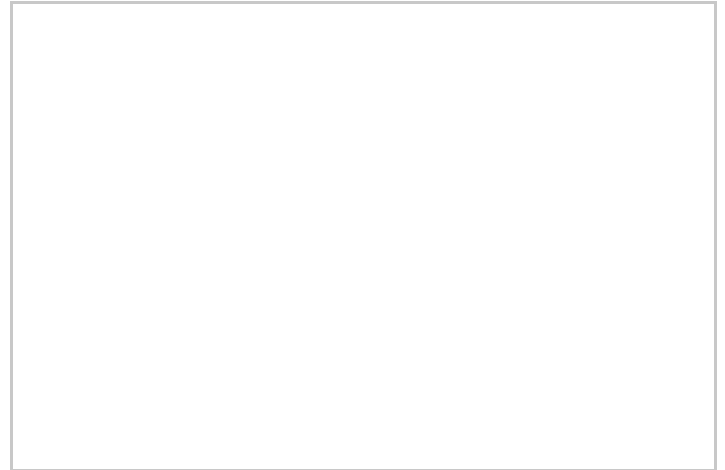
AGENTS NOTE:

We are awaiting details of the lease; service charges and ground rent information from the Seller

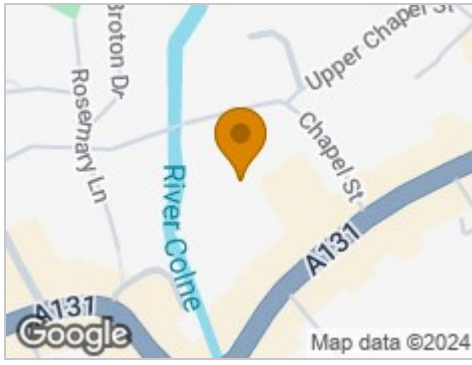
COUNCIL TAX BAND: A.

SERVICES: We understand electricity, water and drainage are connected to the property, however, we have not verified connections.

Tel: 01787 479988



Road Map



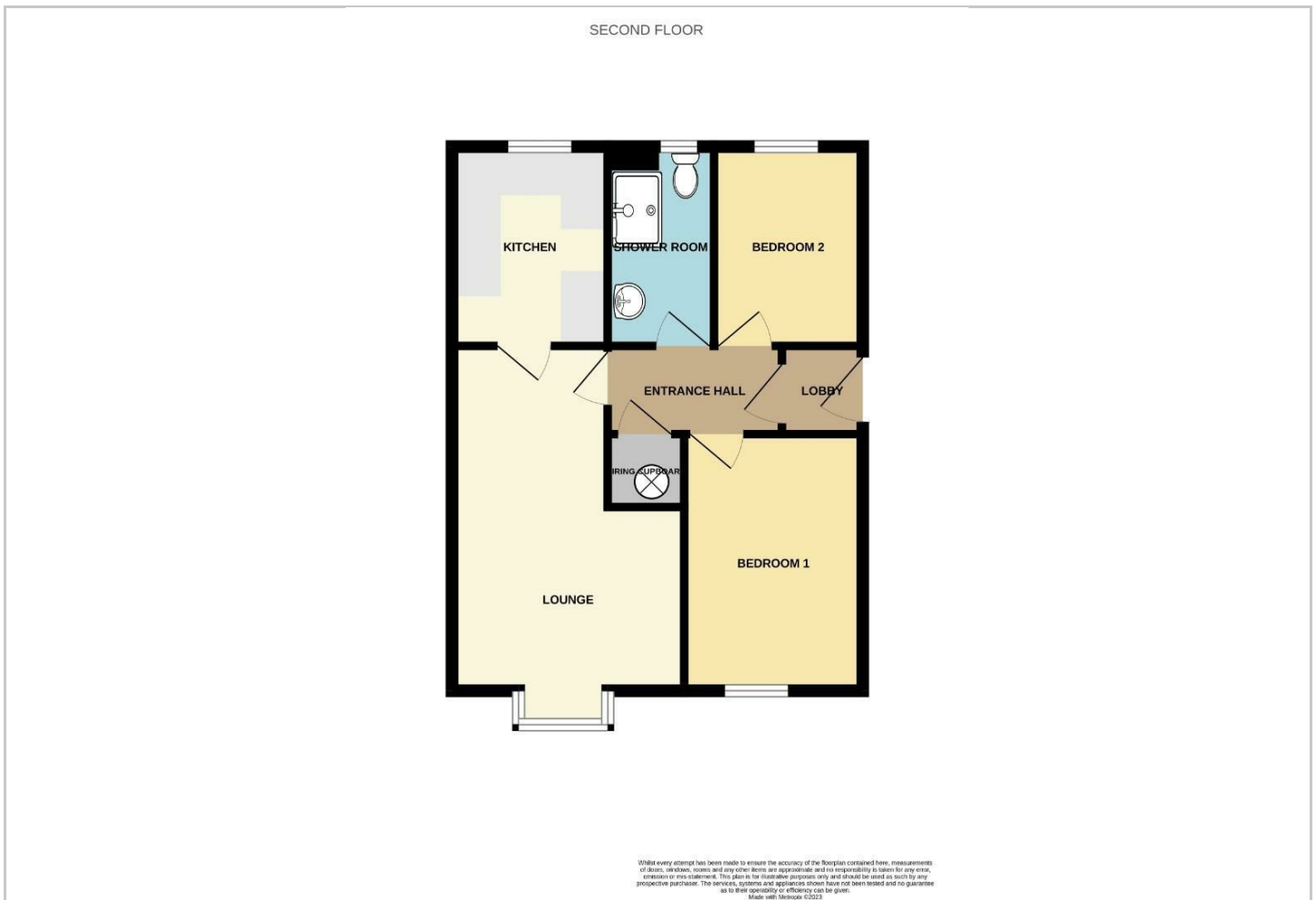
Hybrid Map



Terrain Map



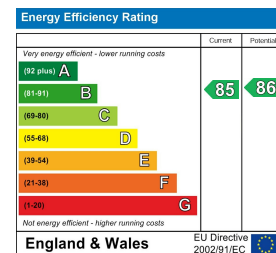
Floor Plan



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.