



**SCOTT
MADDISON**



8 Bois Field Terrace

Halstead CO9 2DF

£284,000

Freehold



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Positioned within a much sought after location to the northern side of town, SCOTT MADDISON are pleased to offer for sale this tastefully presented two bedroom end terraced house. Including a mature 70' rear garden together with single garage and parking for one vehicle. Early viewing of the property is strongly recommended.

Half glazed UPVC entrance door to

SITTING ROOM

11'11 x 11'10 (3.63m x 3.61m)

Inset wood burner, UPVC double glazed window to front. Radiator.

INNER LOBBY

Stairs rise to the first floor landing.

DINING ROOM

11'11 x 11'10 (3.63m x 3.61m)

Former fire place. UPVC double glazed window to rear. Radiator. Wooden floor. Under stairs storage cupboard.

KITCHEN

11' x 6'11 (3.35m x 2.11m)

UPVC double glazed window to side. Wall mounted combination gas fired boiler. Under floor heating. Stainless steel one and a half bowl single drainer sink unit with mixer tap. Butcher's block work top surfaces to both sides. Range of base and wall cream fronted units incorporating storage and cutlery drawers. Water softener. Integrated dishwasher. Four ring electric hob, extractor fan over. Double oven and grill.

REAR BOOT ROOM/UTILITY

Comprising stainless steel single drainer sink unit with

mixer tap, cupboard under. Further full height cupboard. Plumbing for automatic washing machine. Tiled floor. Radiator. UPVC double glazed window and door to rear aspect.

CLOAKROOM

Comprising low level WC. Radiator. Tiled floor. UPVC double glazed window to side.

LANDING

Radiator.

BEDROOM ONE

12' x 12' (3.66m x 3.66m)

UPVC double glazed window to front. Radiator. Built in wardrobe cupboards.

BEDROOM TWO

12'2 x 8'9 (3.71m x 2.67m)

UPVC double glazed window to rear. Radiator. Single wardrobe cupboard incorporating access to the loft space which we understand is insulated.

BATHROOM

10'6 x 7'2 (3.20m x 2.18m)

Comprising low level WC, pedestal wash hand basin. Large bath, rounded at both ends. Walk in shower cubicle with glass sliding doors. Part tiled walls. UPVC double glazed window to side. Chrome ladder radiator.

OUTSIDE

Front - small well maintained garden area with gate. Shared side access with one neighbouring property. Rear mature 70' garden. A pretty private patio terrace to the immediate rear, lawned area beyond, numerous flower and shrub display borders. Single concrete

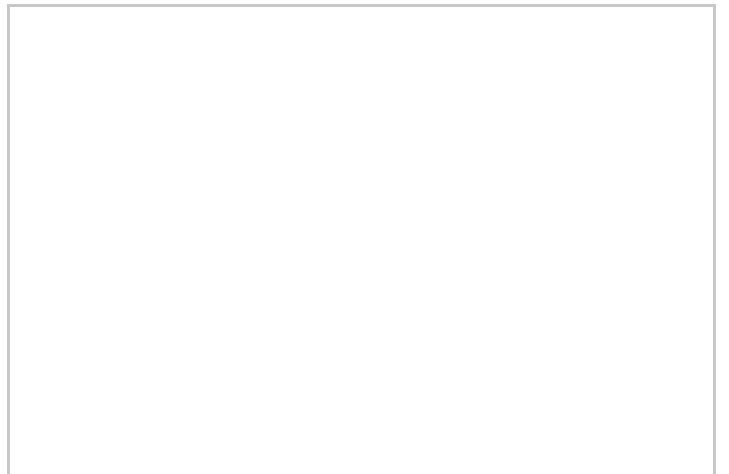


sectional garage with personal door to rear. Up and over door to front. One further car parking space adjacent to the entrance of the garage. Gate and path within garden adjacent.

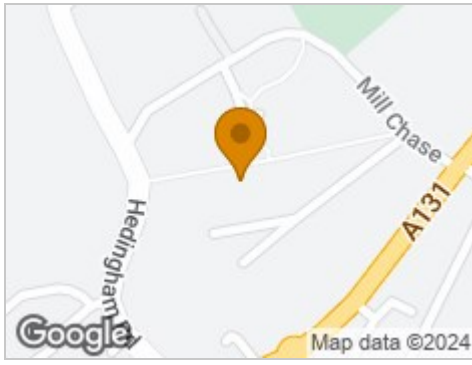
SERVICES

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

COUNCIL TAX BAND: B, £1,561.84 as detailed by Braintree District Council for the year 2023/2024.



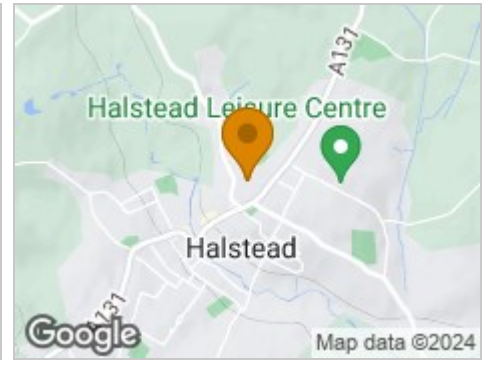
Road Map



Hybrid Map



Terrain Map



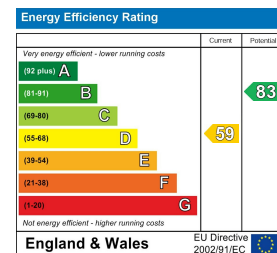
Floor Plan



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.