



**SCOTT  
MADDISON**



## 14 Trinity Road

Halstead CO9 1EA

Asking Price £225,000

Freehold



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Composite entrance door opens into the

## ENTRANCE PORCH

3'5 x 2'11 (1.04m x 0.89m)

Vaulted ceiling with exposed timber beams. Decorative windows to either side with decorative glass. Wooden cladding beneath each side window. Vinyl effect flooring. Four panel door opens to the

## SITTING ROOM

10'8 x 10'8 (3.25m x 3.25m)

Textured ceiling. UPVC double glazed window to the front elevation with Georgian bar. Double radiator. Fitted carpet. Power points. Glazed timber display cabinet to one side, which is illuminated. Four panel wooden door opens to

## KITCHEN DINER

14'11 in length x 8'4 narrowing to 6'4 (4.55m in length x 2.54m narrowing to 1.93m)

Dining area - Textured ceiling. Six recessed LED light fittings. Double radiator to one side. Stair case leads to the first floor with fitted carpet. Power points. Wood plank effect vinyl flooring leads through, and down a slope, into the

Kitchen area - The kitchen features UPVC double glazed window to the side elevation with Georgian bar. Stainless steel sink unit beneath. Storage cupboard and drawer under. Adjacent space and plumbing for washing machine. Door to built in cupboard that houses the 3 year old Glo Worm gas combination boiler, which we understand has a 10 year warranty with 7 years remaining, shelving beneath. Opposite the work surface features drawer and

cupboard beneath. Zanussi slot in twin cavity cooker with four ring gas hob. Adjacent built in larder cupboard, shelved. A re-circulating extractor fan over the cooker. Space for fridge freezer. Tiled splashback and power points. Wooden door opens to

## REAR LOBBY

4'11 x 2'8 (1.50m x 0.81m)

Textured ceiling. UPVC stable door opens to the side elevation. Wood planked effect vinyl flooring. Door opens to a deep larder cupboard with fitted shelving. Further door to

## BATHROOM

6'5 x 5'5 (1.96m x 1.65m)

The white suite comprises panel bath with grab handles. Aqualisa temperature controlled mixer tap. Vanity wash hand basin with chrome monoblock tap and WC with concealed cistern. Textured ceiling. Room sealed light fitting. Extractor fan. Tiled surrounds to the basin and bath. Wood panelling to one side with double radiator and wood vinyl strip flooring.

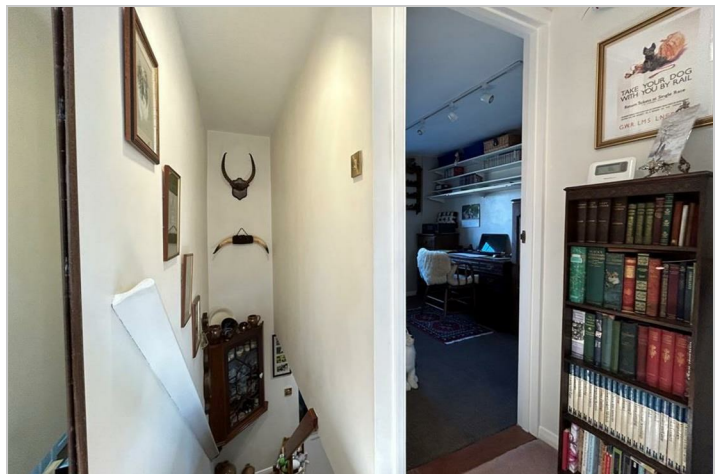
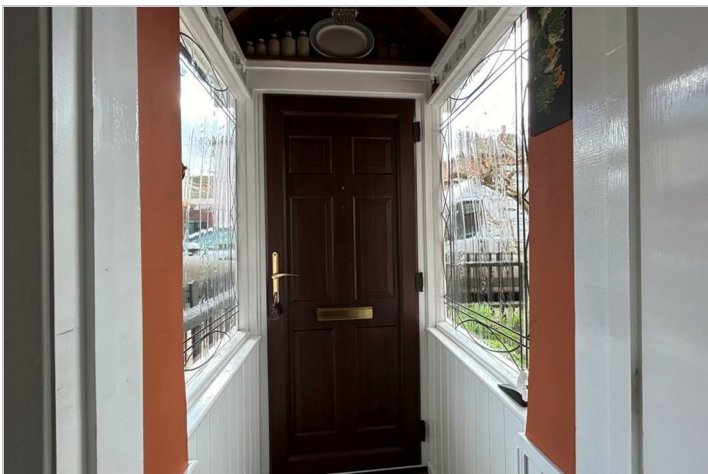
## FIRST FLOOR LANDING

Hatch to the loft space with fitted ladder. Fitted carpet. Doors open to

## BEDROOM ONE

10'7 x 7'10 (3.23m x 2.39m)

Textured ceiling and coved cornice. Wide UPVC double glazed window to the front elevation with Georgian bar. Single radiator beneath. Fitted carpet and power points. Full height sliding doors to one side open to built in wardrobe with clothes rail and shelf.



## BEDROOM TWO

8'7 x 8'1 (2.62m x 2.46m)

Textured ceiling. UPVC double glazed window to the rear elevation with Georgian bar. Single radiator. Fitted carpet. Power points.

## OUTSIDE (REAR)

34'5 in length x 10'9 in width (10.49m in length x 3.28m in width)

Pathway outside the rear door provides access to the right of way across the neighbouring property's garden for foot and barrow access only. Pathway continues to the opposite side opening to a paved patio area with wooden pergola above, low walling with opening and step down to a slate covered area, raised planting to both sides with established shrubs and ornamental pond. Wooden fencing to neighbouring sides. Situated at the far end of the garden is a wooden summer house with corner entry doors, provides an ideal retreat on a sunny afternoon. The summer house has power and light connected. Small timber tool shed which will remain.

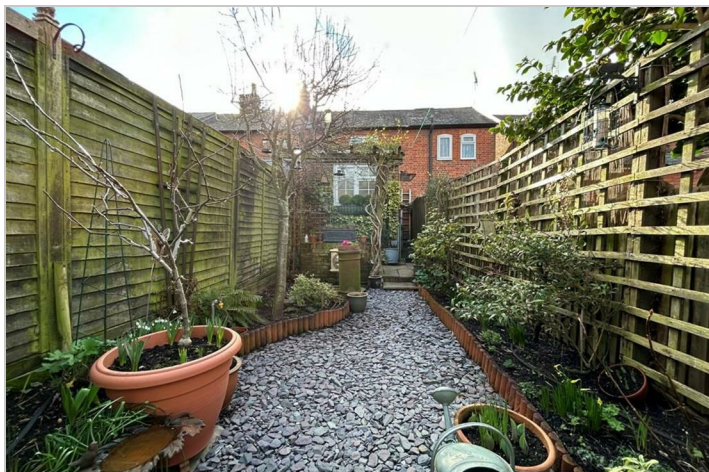
## OUTSIDE (FRONT)

### SERVICES

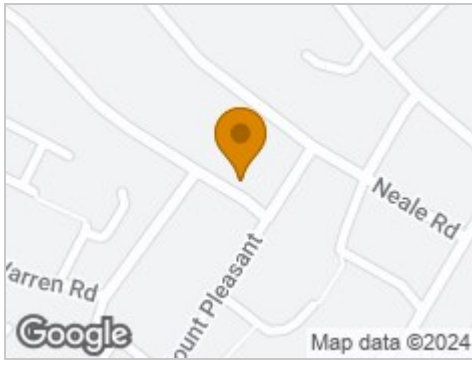
We understand mains electricity; gas; water; and drainage are connected to the property.

COUNCIL TAX BAND: A, £1,338.72 as detailed by Braintree District Council for the year 2023/2024.

VIEWING: By strict appointment with Agents SCOTT MADDISON on Halstead (01787) 479988.



## Road Map



## Hybrid Map



## Terrain Map



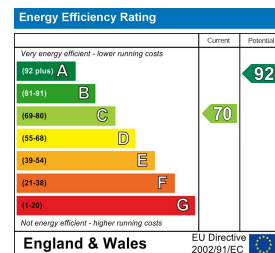
## Floor Plan



## 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.