



**SCOTT  
MADDISON**



## 9 East Mill

Halstead CO9 2EL

£895 PCM



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Half glazed entrance door to

## KITCHEN DINER

11'6" x 9'10" (3.51 x 3)

Comprising sink, work top surfaces to both sides. Four ring gas hob, electric oven and grill under. Recess and plumbing for automatic washing machine. Radiator. Double glazed window and door to the rear. Stairs rise to the first floor.

## SHOWER ROOM

Tiled shower cubicle with bi-folding door. Low level WC, wash hand basin. Double glazed window to front. Radiator.

## SITTING ROOM

10'0" x 9'5" (3.05 x 2.87)

Brick fire place feature (not to be used). Fitted carpet. Double glazed window. Half glazed door to the front.

## LANDING

Cupboard housing electric meter.

## BEDROOM ONE

10'0" x 9'6" (3.05 x 2.9)

Double glazed window to front. Fitted carpet. Radiator.

## BEDROOM TWO

9'7" x 8'6" (2.92 x 2.59)

Double glazed window to rear. Radiator. Single clothes cupboard. Access to loft space with insulation, boarding, fitted light. Gas fired boiler also.

## OUTSIDE

FRONT - shallow enclosed low maintenance garden with vehicular/pedestrian access to East Mill via Colne

Road.

REAR - enclosed courtyard garden and gate.

PLEASE NOTE - The property does not have allocated parking but there is plenty of unrestricted roadside parking at the rear of the property in Morley Road.

## AGENT'S NOTE

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

TENANCY TERM: Initially a twelve-month fixed term Assured Shorthold Tenancy Agreement.

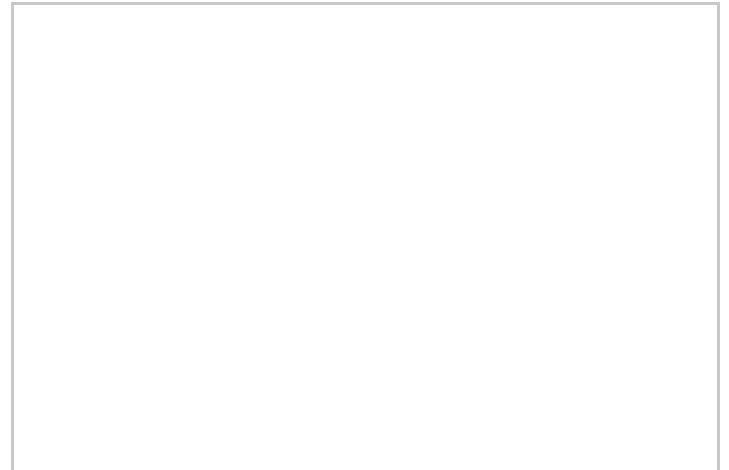
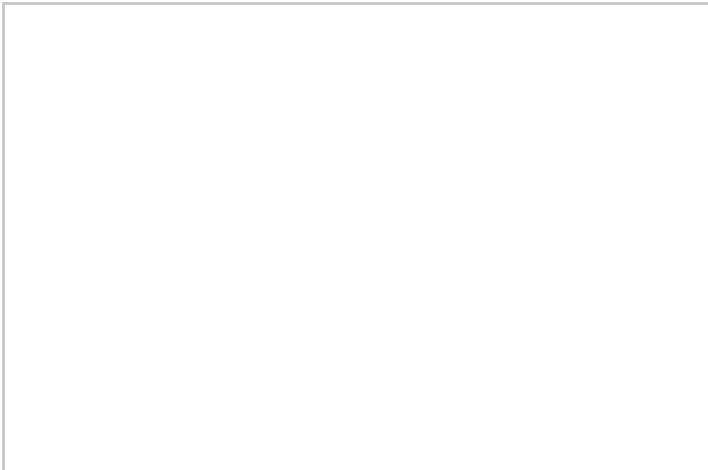
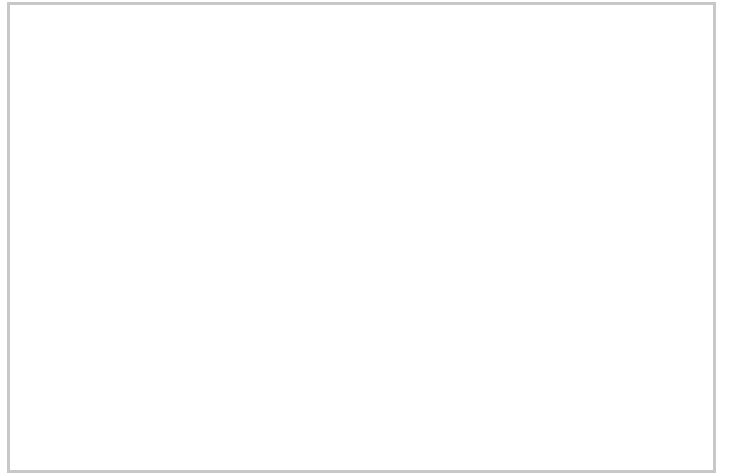
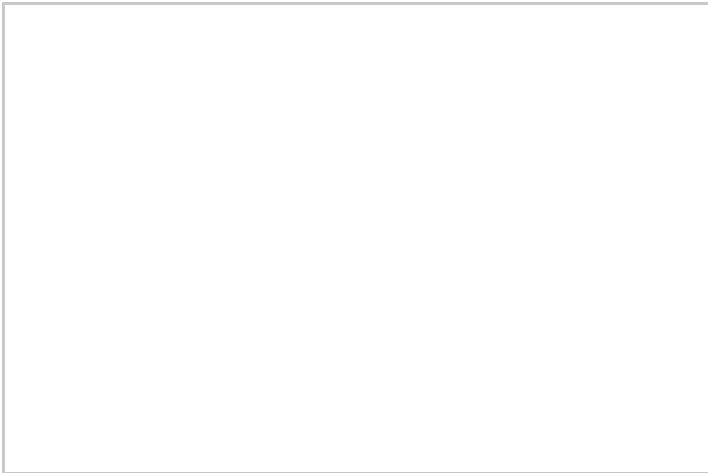
HOLDING DEPOSIT: £206

TENANCY DEPOSIT: £1,032

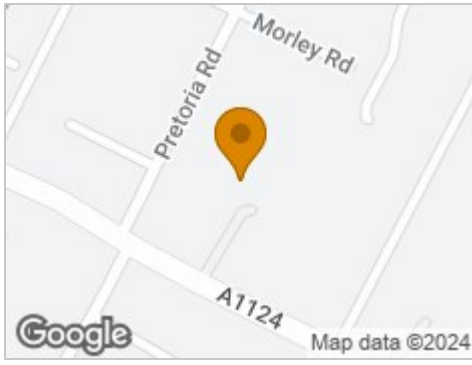
VIEWING : By strict appointment with Sole Agents SCOTT MADDISON.

The Landlord 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



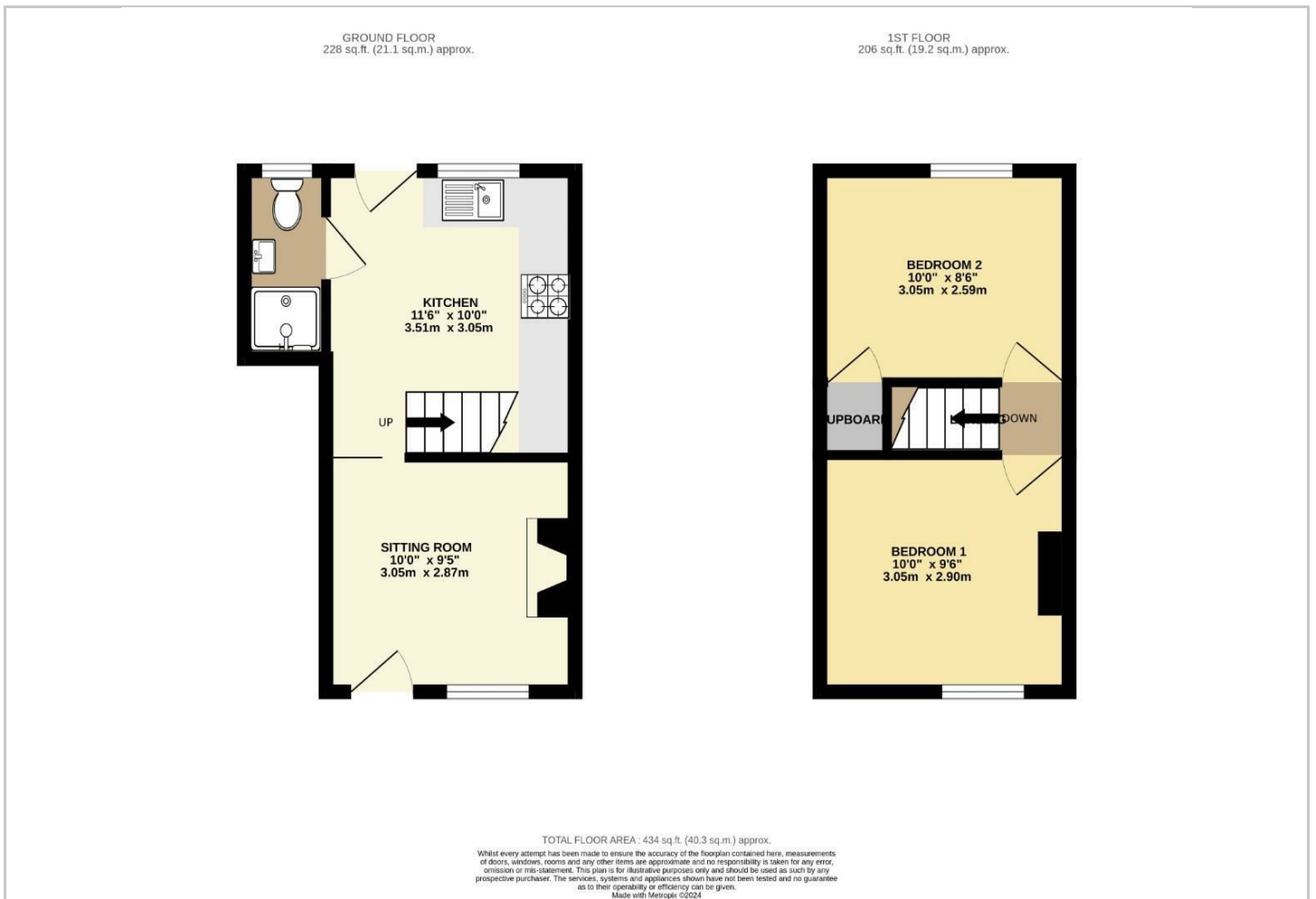
## Hybrid Map



## Terrain Map



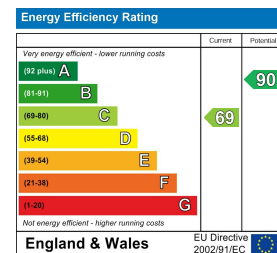
## Floor Plan



## 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.