



**SCOTT  
MADDISON**



## 5 Papermill Cottages, Chapel Street

Halstead CO9 2LU

£850 PCM



# 5 Papermill Cottages, Chapel Street

Halstead CO9 2LU

£850 PCM



## LOUNGE DINER

15'1 x 10'11 (4.60m x 3.33m)

Double glazed window to front. Stairs rise to the first floor. Wood laminate flooring. Double radiator. Electric meter cupboard.

## KITCHEN

10'7 x 7'1 (3.23m x 2.16m)

Comprising stainless steel single drainer sink unit with mixer tap. Work top surfaces to both sides. Range of base units incorporating cutlery drawers, matching wall cupboards. Gas cooker with extractor canopy over. Washing machine and fridge freezer included.

## LANDING

Access to loft space, which we understand is insulated. Cupboard housing the gas fired boiler.

## BEDROOM ONE

12'4 x 11'2 reducing to 7'8 (3.76m x 3.40m reducing to 2.34m)

Wood laminate flooring. Double radiator. Two double glazed windows to front. Over stairs storage cupboard.

## BEDROOM TWO

10'1 x 5'5 max (3.07m x 1.65m max)

Radiator. Wood laminate flooring. Velux window providing natural daylight.

## BATHROOM

Suite comprising panel bath with shower attachment and screen, low level WC, pedestal wash hand basin. Chrome ladder radiator. Part tiled walls. Extractor fan.

## 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: £196

TENANCY DEPOSIT: £980

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.



## Road Map



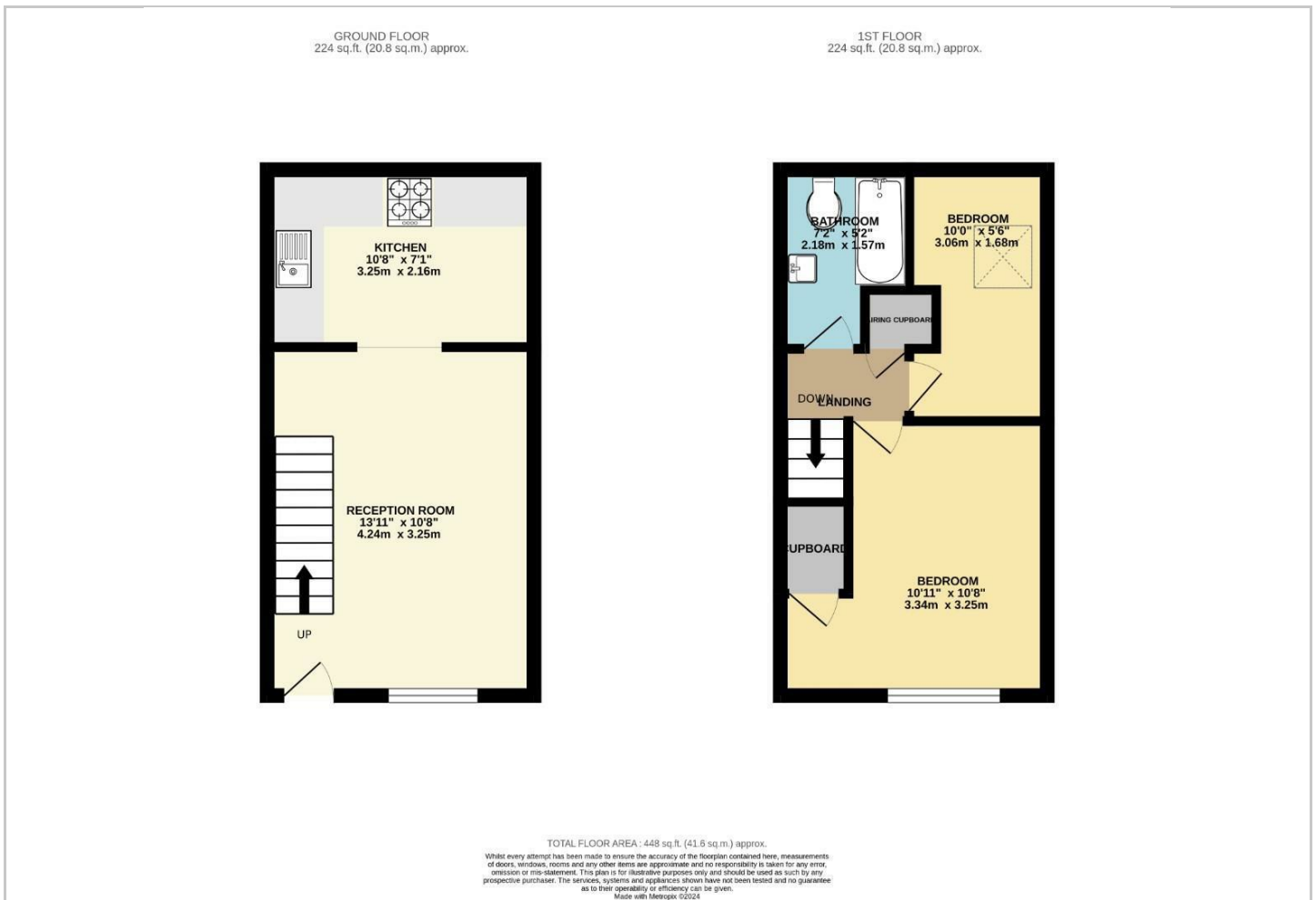
## Hybrid Map



## Terrain Map



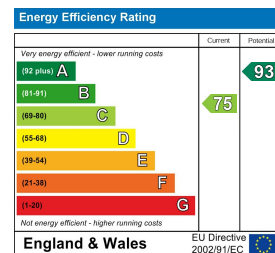
## Floor Plan



## 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.