



**SCOTT
MADDISON**



7 Brook Place

Halstead CO9 1DG

£225,000

Freehold



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Half glazed UPVC entrance door to:

LOUNGE/DINER

19'4 x 10'5 reducing to 8'10 (5.89m x 3.18m reducing to 2.69m)

Two radiators. Double glazed window to front and side. Electric fire with surround. Ceiling timbers. Under-stairs cupboard. Door to:

KITCHEN

12'11 x 8'4 (3.94m x 2.54m)

Comprising butler sink. Beech worktop surfaces to both sides. Range of base units incorporating cutlery drawers with wall cupboards over. Worktop and base units to opposite wall and wall cupboards over. Plumbing for automatic washing machine. Gas cooker range (which may remain). Double glazed window and door to side. Stairs rise to the first floor landing. Radiator.

From the Kitchen is an enclosed side lobby with stable door to front and access to the rear.

From the Kitchen to:

UTILITY ROOM

Access to insulated loft space. Double glazed window to rear. Radiator. Range of units incorporating wall mounted combination gas boiler.

BATHROOM

Suite comprising panelled bath with shower attachment, low level WC and pedestal wash hand basin. Double glazed window to rear. Radiator.

FIRST FLOOR LANDING

Access to the insulated loft space. Cupboard housing the electric meter.

BEDROOM ONE

11'7 x 10'4 (3.53m x 3.15m)

Double glazed window to front. Radiator. Built in wardrobe cupboard.

BEDROOM TWO

8'11 x 8'9 (2.72m x 2.67m)

Double glazed window to rear. Radiator. Over-stairs wardrobe cupboard.

OUTSIDE

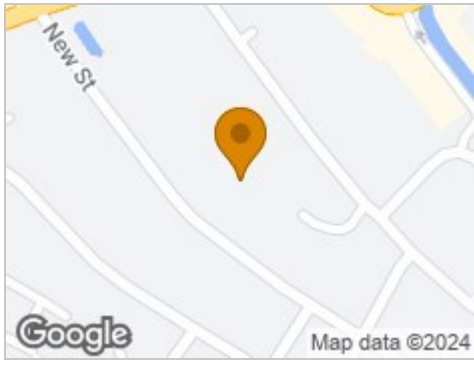
Low maintenance pretty landscape extending to approx. 13ft in depth. Astro turf area complimented by numerous raised flower and shrub display borders. Timber garden shed measuring 10ft x 5ft with power connected and housing large chest freezer (to remain). The garden faces north west. Access to the side leads to the front. Two picket gates, enclosed front garden.

SERVICES

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



Road Map



Hybrid Map



Terrain Map



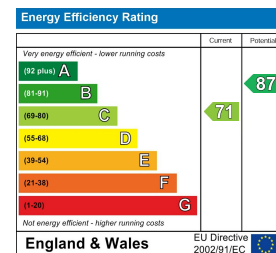
Floor Plan



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



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