



**SCOTT  
MADDISON**

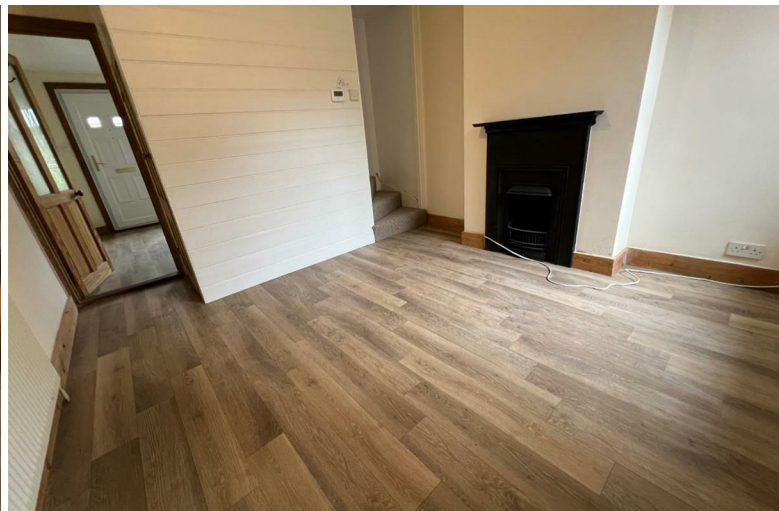
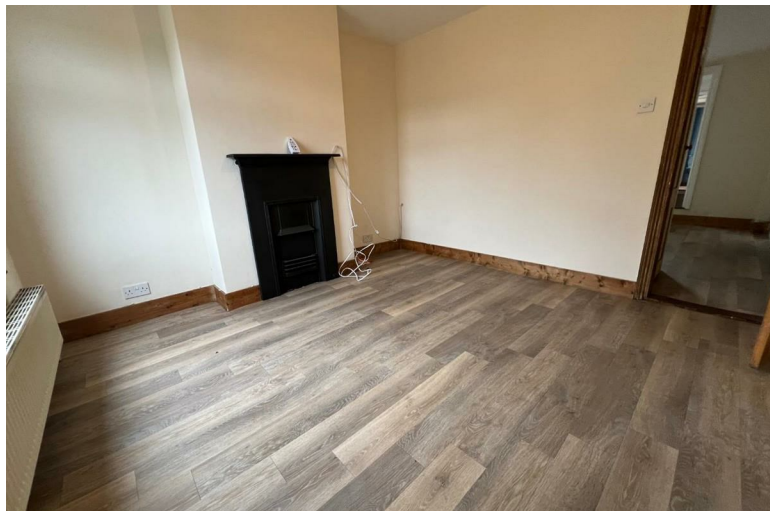


## 11 Kings Road

Halstead CO9 1HA

Asking Price £265,000

Freehold





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Part glazed UPVC entrance door to

## SITTING ROOM

10'10 x 10'1 (3.30m x 3.07m)

Karndean flooring. Feature fire place. Double glazed window to front. Radiator.

## DINING ROOM

11'1 x 10'1 (3.38m x 3.07m)

Turning stairs rise to the first floor, cupboard below. Karndean flooring. Double glazed window to rear, Radiator.

## KITCHEN

8'8 x 6'5 (2.64m x 1.96m)

Comprising stainless steel single drainer sink unit with mixer tap, cupboards under. Further work tops. Gas hob. Electric oven. Two double glazed windows to side. Tiled floor.

## REAR LOBBY

4'7 x 2'1 (1.40m x 0.64m)

Half glazed door to the side. Cupboard housing the new gas Combi boiler.

## SMALL UTILITY AREA

4'7 x 3'3 (1.40m x 0.99m)

Work top. Cupboard. Plumbing for automatic washing machine. Double glazed window to side.

## CLOAKROOM

6' x 3'3 (1.83m x 0.99m)

Suite comprising low level WC, wash hand basin. Double glazed window to side. Radiator. Tiled floor.

## FIRST FLOOR LANDING

Two double glazed windows to front. Radiator.

## BEDROOM ONE

11'2 x 10'10 (3.40m x 3.30m)

Window to front. New fitted carpet. Radiator.

## BATHROOM

10'10 x 6'4 (3.30m x 1.93m)

Bath with grab handles. Shower attachment and screen. Low level WC. Wash hand basin. Radiator. Double glazed window to rear.

Fitted carpet. Stairs rise to the

## SECOND FLOOR LANDING

## BEDROOM TWO

11'2 x 11'1 (3.40m x 3.38m)

Radiator. New fitted carpet. Double glazed window to front. Cupboard with fuse board. New fitted carpet, Radiator.

## BEDROOM THREE

10'10 x 10'3 max (3.30m x 3.12m max)

Small cupboard. Fitted carpet. Double glazed window to rear. New fitted carpet, Radiator.

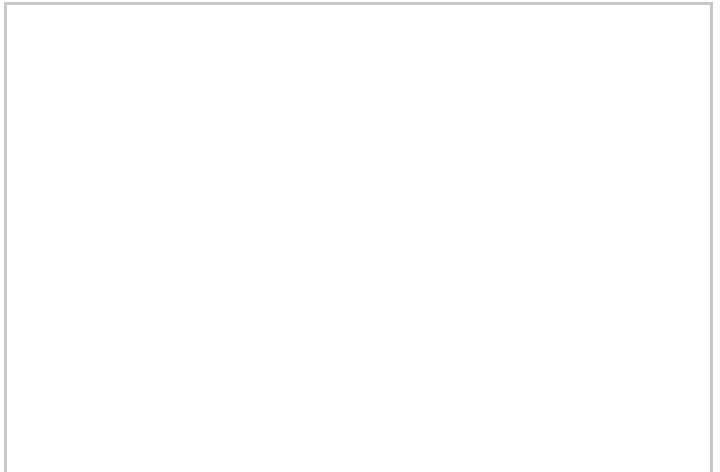
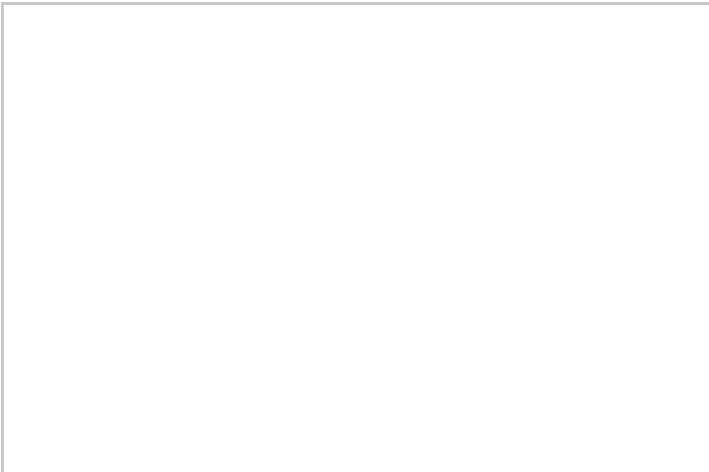
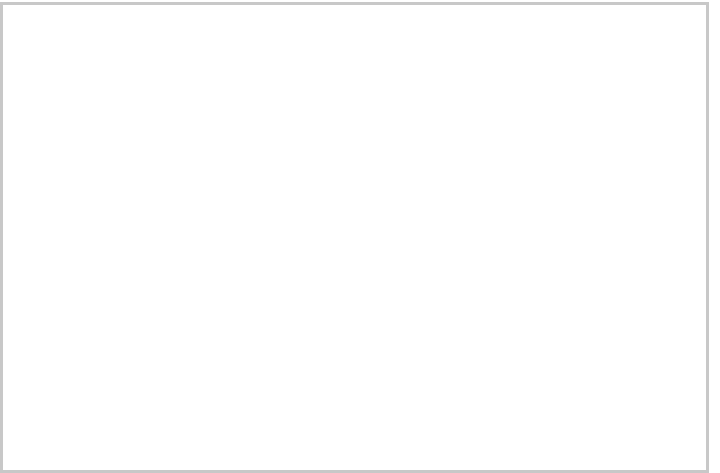
## OUTSIDE

41' depth (12.50m depth)

Enjoying a sunny aspect. Gate providing bin and barrow access if required.. The garden is currently un landscaped although has lots of potential.

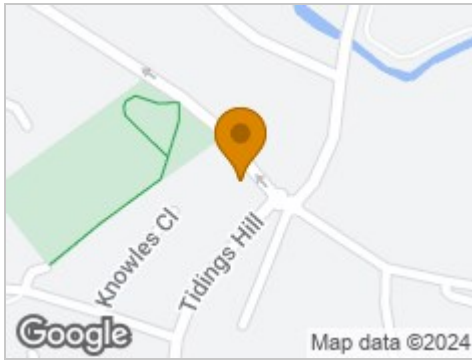
Front small enclosed garden area, gate and path providing access.

Tel: 01787 479988





## Road Map



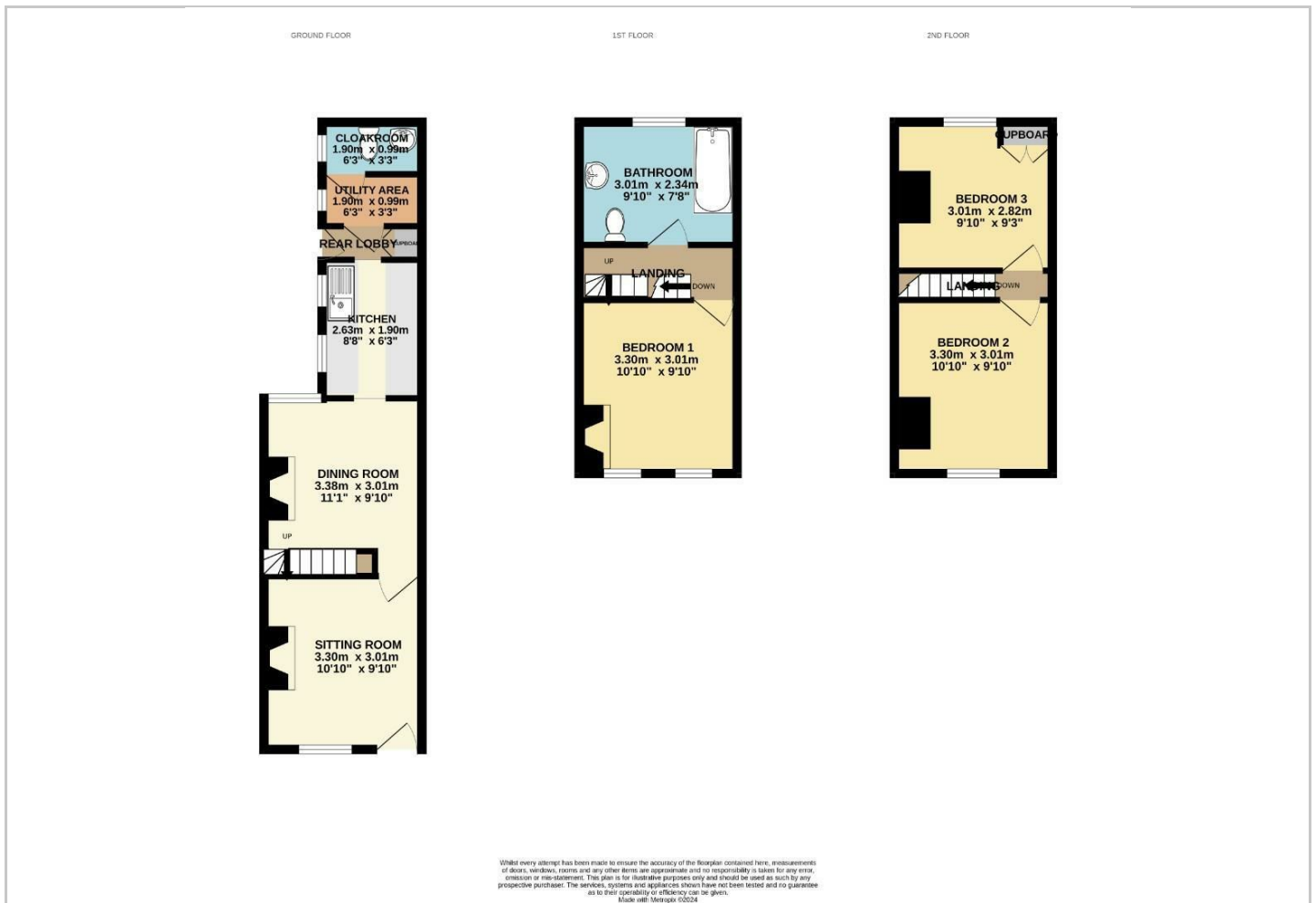
## Hybrid Map



## Terrain Map



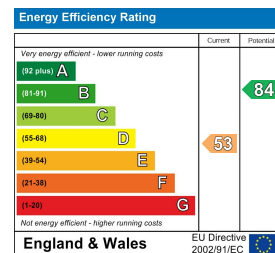
## Floor Plan



## 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



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