



**SCOTT
MADDISON**



41 Abels Road

Halstead CO9 1EW

Asking Price £299,950

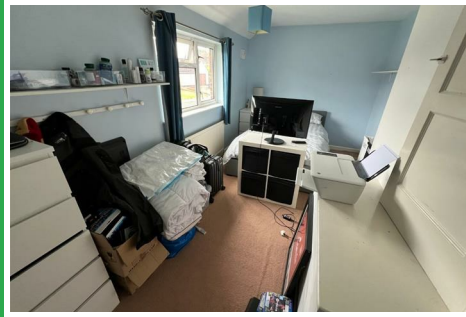
Freehold



41 Abels Road

Halstead CO9 1EW

Asking Price £299,950



White uPVC double glazed entrance door opens to:

ENTRANCE HALL

7'1" x 4'3" (2.16m x 1.30m)

Smooth ceiling, SINGLE RADIATOR, and grey laminate flooring. Stairs to the first floor with fitted carpet. Further doors to:

LOUNGE

16'3" x 10'0" (4.95m x 3.05m)

Having a double aspect with uPVC double window to the front elevation and a pair of uPVC double glazed doors opening to the rear garden. Chimney breast to one side with recess beside. Coving, picture rail, wall light points, power points, DOUBLE RADIATOR and wood laminate flooring.

KITCHEN / DINING ROOM

16'4" x 11'3" max (4.98m x 3.43m max)

Smooth ceiling and coved cornice, uPVC double glazed window to the front elevation with DOUBLE RADIATOR beneath, space for tables and chairs, further uPVC double glazed window to the rear elevation overlooking the rear garden, roll edge work surface beneath with an inset round stainless steel sink unit and separate round drainer, range of base cabinets with recess for slimline dishwasher, turning work surface into the recess with further base cabinets under and wall cabinets over. Opposite roll edge work surface incorporates a four ring gas hob with single cavity electric oven beneath and base cabinets either side. Further wall cabinets over. Recess for fridge/freezer. Tile splash backs, power points and grey laminate flooring. Door open to:

LOBBY

13'7" x 2'10" (4.14m x 0.86m)

Smooth ceiling, grey laminate flooring, recess for washing machine and tumble dryer (stacked), door to cloakroom. Further uPVC double glazed doors open to both front and rear elevations.

CLOAKROOM

4'0" x 1'10" (1.22m x 0.56m)

The white suite comprises saniflo toilet and wash hand basin. Smooth ceiling with three recessed light fittings, uPVC double glazed window to the rear elevation, tiled walls and grey laminate flooring.

FIRST FLOOR LANDING

9'6" x 5'8" max (2.90m x 1.73m max)

Hatch to the loft space, uPVC double glazed window to the rear elevation, fitted carpet and power point. Doors to the airing cupboard and storage cupboard, further doors to:

BEDROOM ONE

16'1" x 8'10" max (4.90m x 2.69m max)

Smooth ceiling, uPVC double glazed window to the front elevation with

SINGLE RADIATOR beneath, fitted carpet and power points. Door to storage cupboard. Door recess.

BEDROOM TWO

10'7" x 10'4" (3.23m x 3.15m)

Textured ceiling, uPVC double glazed window to the front elevation with SINGLE RADIATOR beneath, three sliding mirror doors to the wardrobe fitted carpet and power points.

BEDROOM THREE

9'11" max x 7'3" (3.02m max x 2.21m)

Textured ceiling, uPVC double glazed window to the rear elevation with SINGLE RADIATOR beneath, fitted carpet and power points. Sealed chimney breast.

BATHROOM

6'10" x 5'7" (2.08m x 1.70m)

The white suite comprises panelled bath with chrome mixer taps, Triton electric shower fitted over, pedestal wash hand basin with chrome monobloc tap and a push flush close couple WC. Smooth ceiling, uPVC double glazed window to the rear elevation with privacy glass, fully tiled walls, DOUBLE RADIATOR and grey laminate flooring.

OUTSIDE (Front)

Shared pathway leads to the entrance porch and covered lobby door. Grass to the front with off street parking bay for two cars.

OUTSIDE (Rear)

76'0" x 26'10" (23.16m x 8.18m)

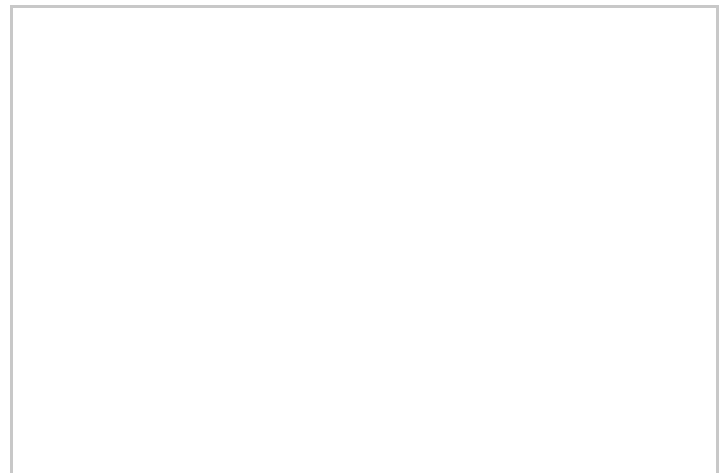
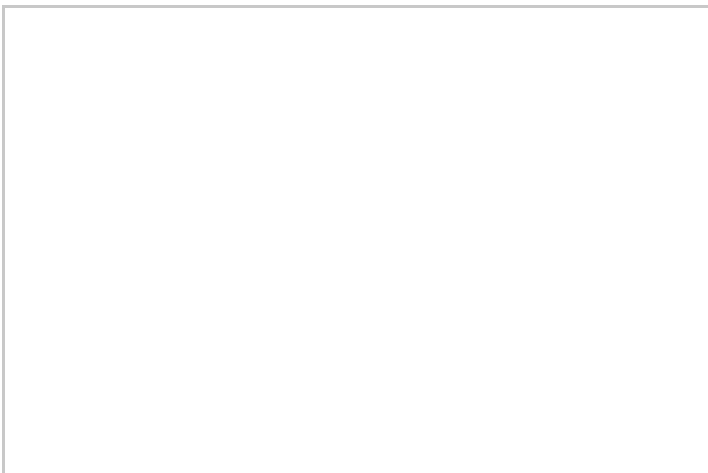
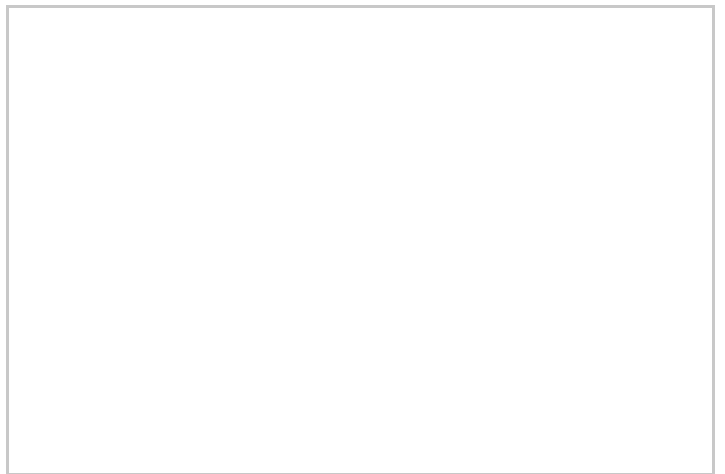
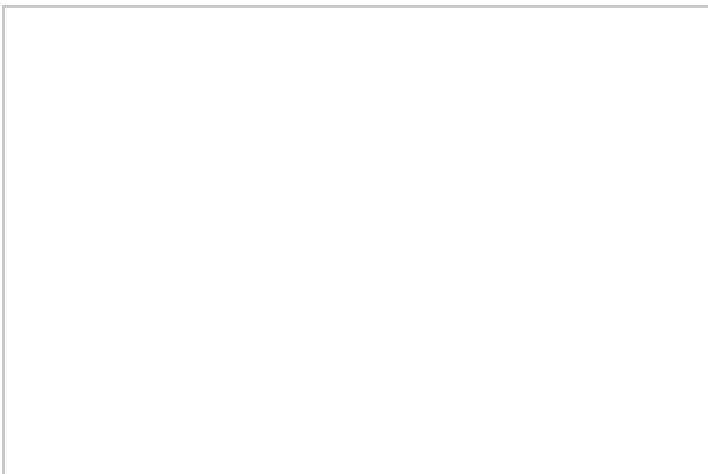
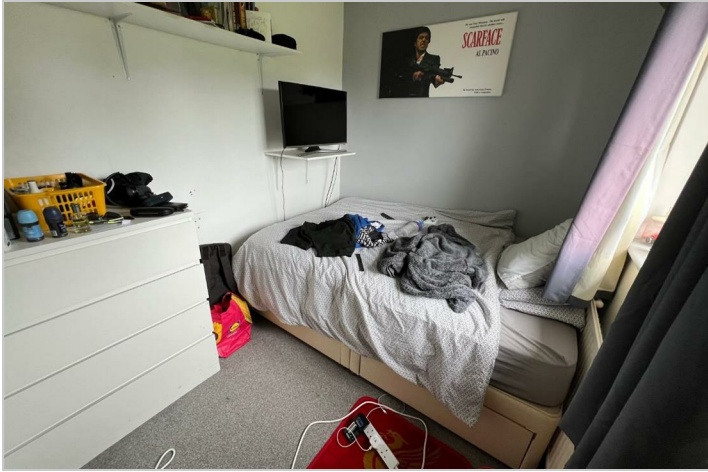
The rear garden features block paved steps leading down from the lounge doors to a block paved patio, grass leads to the far end of the garden with established planting either side, neighbouring boundaries are defined by a combination of wooden fencing and chain link fencing. An open timber shelter is situated at the far end of the garden, gate beside opens onto the playing fields. Outside water tap and power points. Steps leads down from the lobby door. Wooden garden shed with shingle area beside.

SERVICES

We understand all main services are connected to the property, however, we have not verified connections.

Council Tax Band: B

Tel: 01787 479988



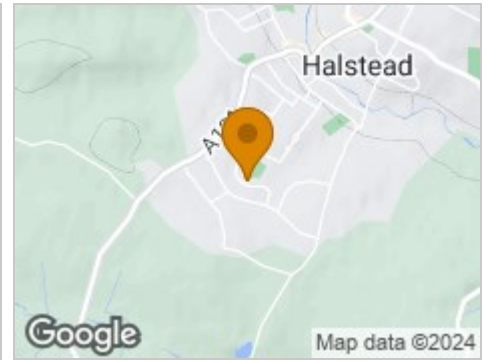
Road Map



Hybrid Map



Terrain Map



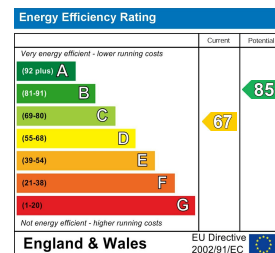
Floor Plan



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.