



**SCOTT
MADDISON**

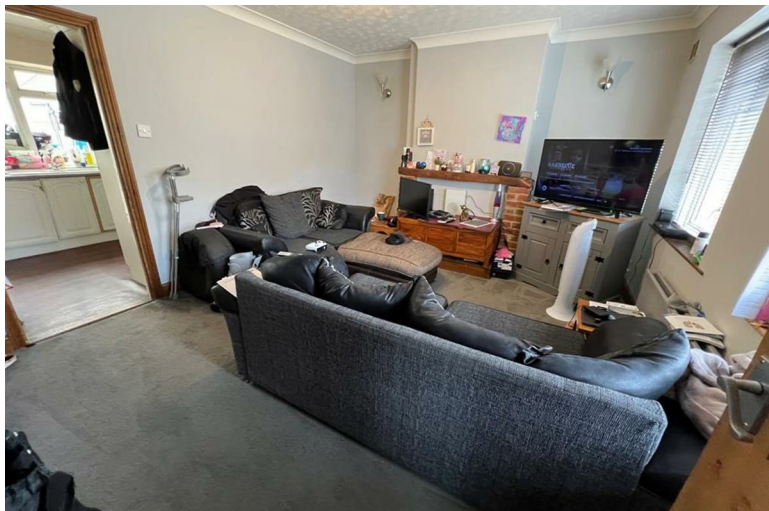


105 Mitchell Avenue

Halstead CO9 1DU

£279,950

Freehold



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The accommodation comprises

ENTRANCE HALL

Textured ceiling and coved cornice, two recessed brass halogen light fittings, smoke alarm, SINGLE RADIATOR concealed behind panel, telephone socket and fitted carpet. Staircase to the first floor. Door to:-

LIVING ROOM

14'10 x 11'11 (4.52m x 3.63m)

Textured ceiling and coved cornice, two uPVC double glazed windows to the front elevation each with a fitted venetian wood slat blind, DOUBLE RADIATOR, chimney breast with gas fire, oak mantel and tiled hearth, recess either side with fitted wall light, power points, exposed and varnished floorboards. Door to:-

KITCHEN/DINING ROOM

17'11 x 8'10 (5.46m x 2.69m)

Textured ceiling and coved cornice, four blade fan with light fitting in the dining area with SINGLE RADIATOR and door to the under stair storage cupboard. In the kitchen area, two uPVC double glazed windows open into the conservatory, laminated work surfaces on three sides, incorporate a one and half bowl white sink unit and four ring gas hob. A range of both base and wall cabinets provide storage and incorporate a single cavity oven. Space and plumbing for washing machine and dishwasher. Integrated fridge/freezer. Door to:-

CONSERVATORY

15'1 x 8'9 (4.60m x 2.67m)

Poly carbonate roof, white uPVC panelling below sealed unit double glazed windows to the rear overlooking the garden and also to one side, door

opens with steps down the garden. Wall light, power points, and fitted carpet. Door to:-

CLOAKROOM

The white suite comprises low level WC, wash hand basin with tile splash back. Poly carbonate roof, uPVC double glazed window to the rear elevation, wall light and tiled floor.

FIRST FLOOR LANDING

Textured ceiling and coved cornice, four recessed brass halogen light fittings, hatch to the loft space, fitted carpet and power points. Doors to:-

BEDROOM ONE

15'4 x 9'0 (4.67m x 2.74m)

Textured ceiling, two uPVC double glazed windows to the rear elevation, fitted laminate flooring, and power points. A range of bedroom furniture comprises wardrobes, chests of drawers, and bridging storage units above the bed recess.

BEDROOM TWO

12' x 9'3 (3.66m x 2.82m)

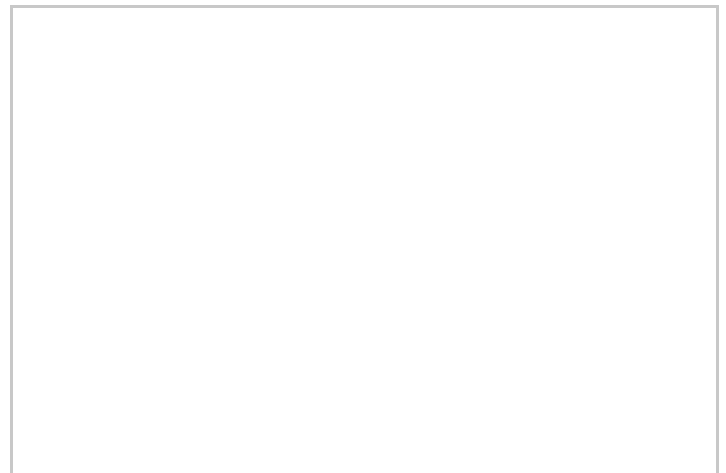
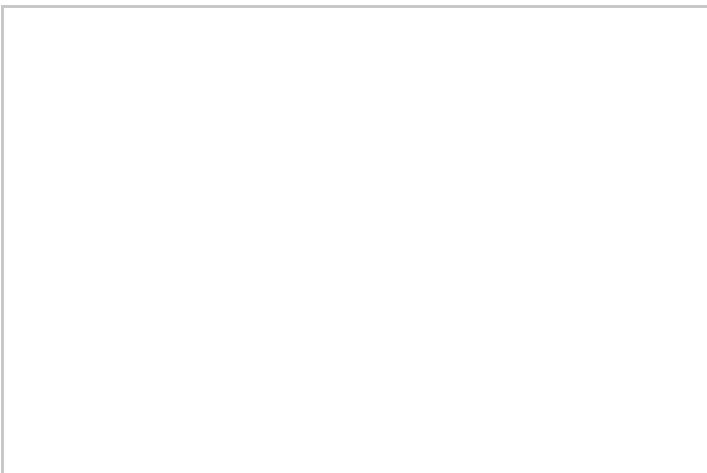
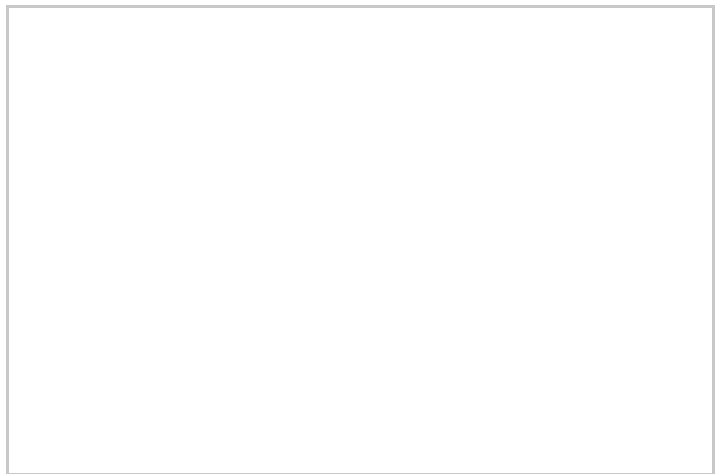
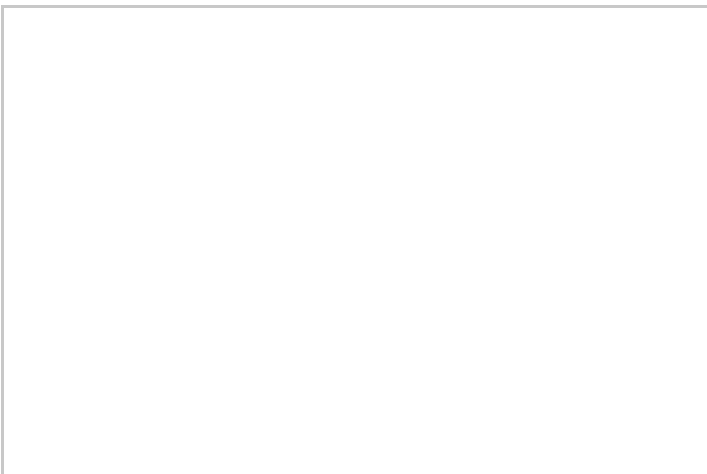
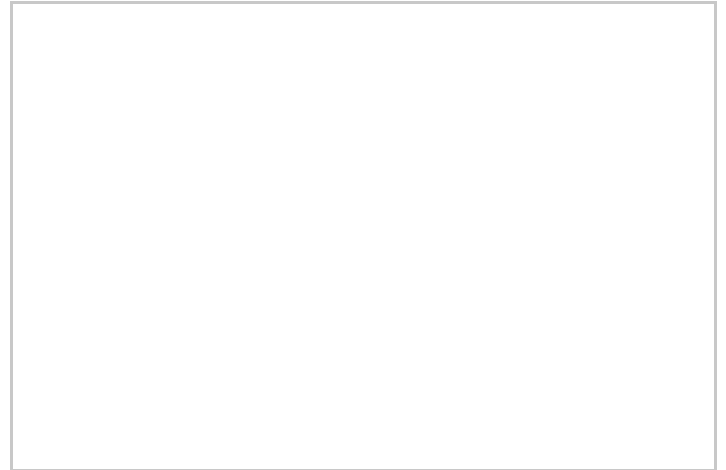
Textured ceiling, uPVC double glazed window to the front elevation with fitted venetian wood slat blind, fitted carpet and power points. Double doors to built-in corner wardrobes, recess to one side.

BEDROOM THREE

9' x 8'4 narrowing to 5'2 (2.74m x 2.54m narrowing to 1.57m)

Textured ceiling and coved cornice, uPVC double glazed window to the front elevation with fitted venetian wood slat blind, wood laminate flooring and power points.

Tel: 01787 479988



BATHROOM

The suite comprises panelled bath with grab handles and mixer taps incorporating a shower attachment, wash hand basin and low level WC. Textured ceiling and coved cornice, uPVC frosted double glazed window to the rear elevation, extractor fan, DOUBLE RADIATOR and vinyl flooring. Door opens to the airing cupboard.

OUTSIDE

The front garden is set aside for parking and laid to block paving, provide space for two cars side-by-side. Neighbouring sides are defined by established hedging and wooden fencing.

The rear garden measures 27ft (8.43m) in depth x 19ft (6.01m) in width and is defined by wooden fencing to both neighbouring sides and by neatly trimmed conifer trees to the rear boundary. A paved patio is situated to the immediate rear of the property with low walling and steps down to a lawn area with planted borders and stone water feature beside the garden shed.

DIRECTIONS

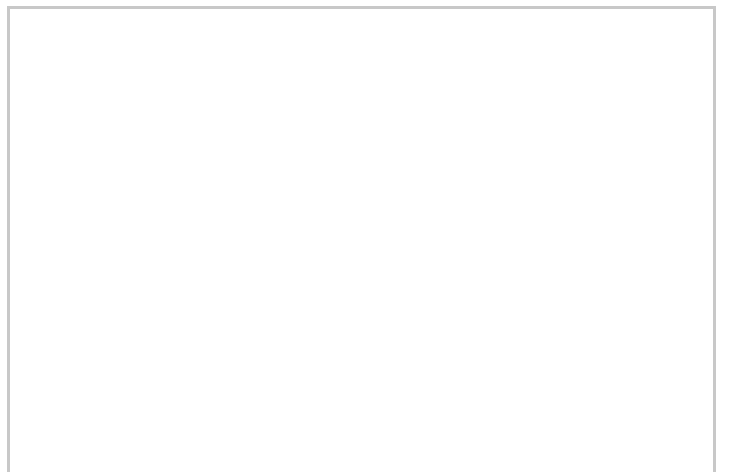
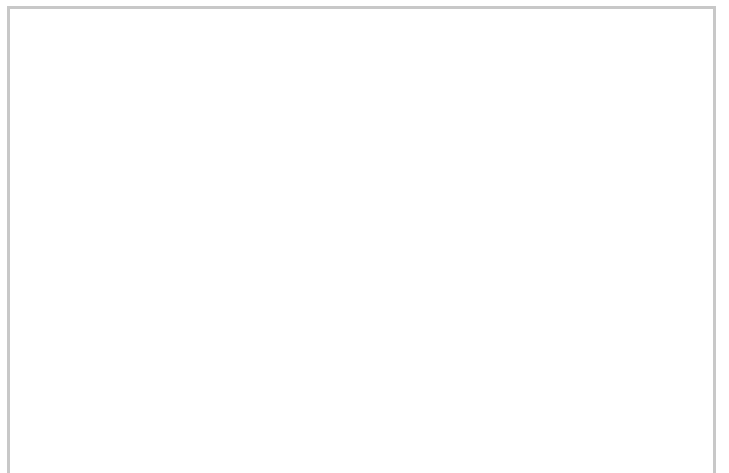
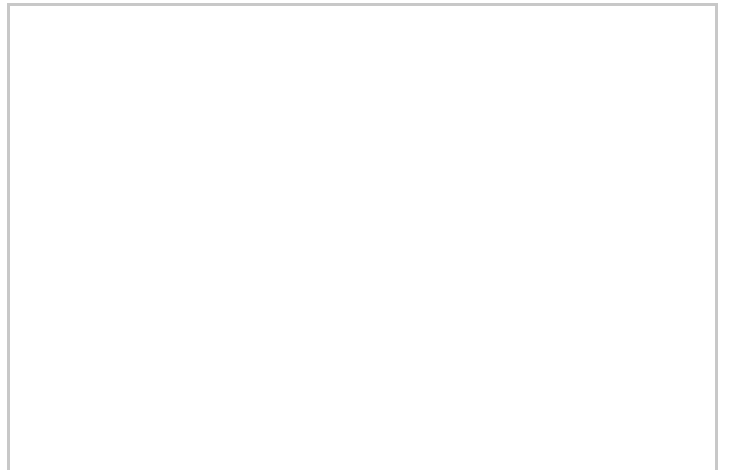
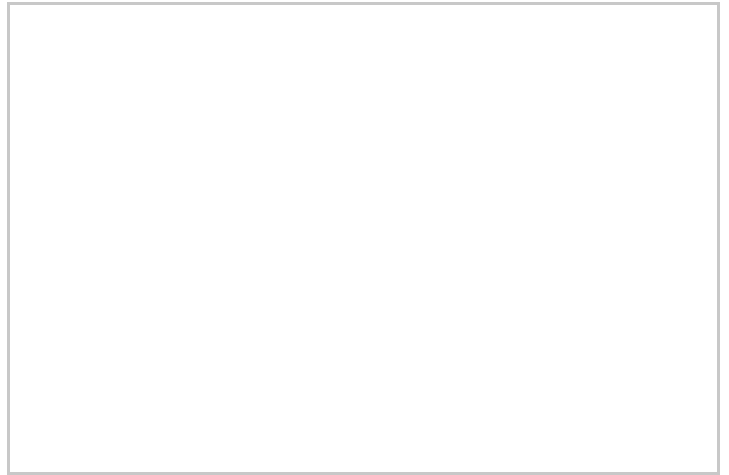
Applicants are asked to leave SCOTT MADDISON and proceed down the High Street through Bridge Street into Trinity Street, and continue past the park proceeding up Mount Hill taking the first turning on the left hand side into Ramsey Road. Proceeding to the far end, turning left into Mitchells Avenue and the property will be located on the right hand side.

VIEWING

We understand mains electricity; gas; water; and drainage are connected to the property.

COUNCIL TAX BAND: B, £1,561.84 as detailed by Braintree District Council for the year 2023/2024.

By strict appointment with Agents SCOTT MADDISON on Halstead (01787) 479988.



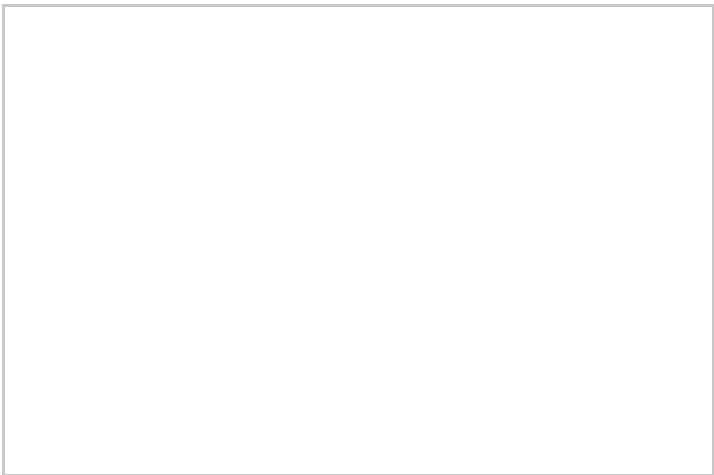
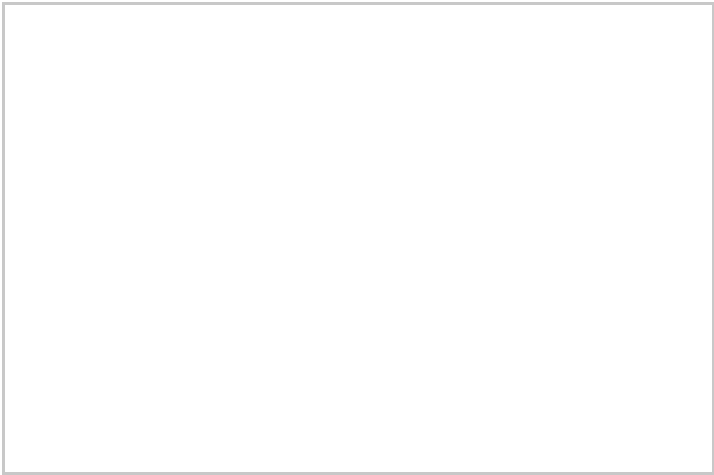
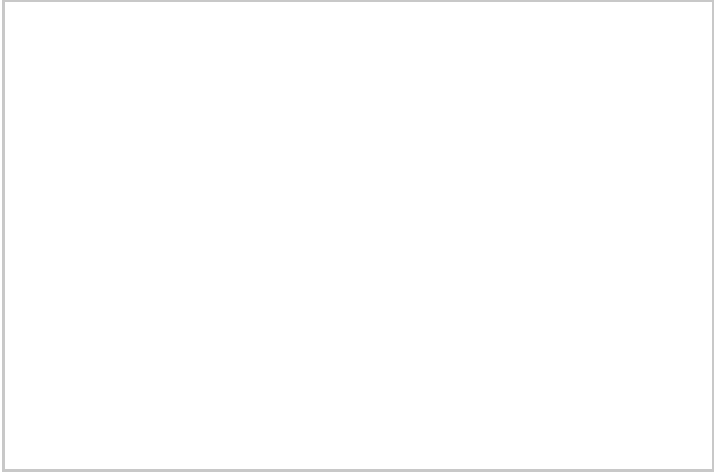
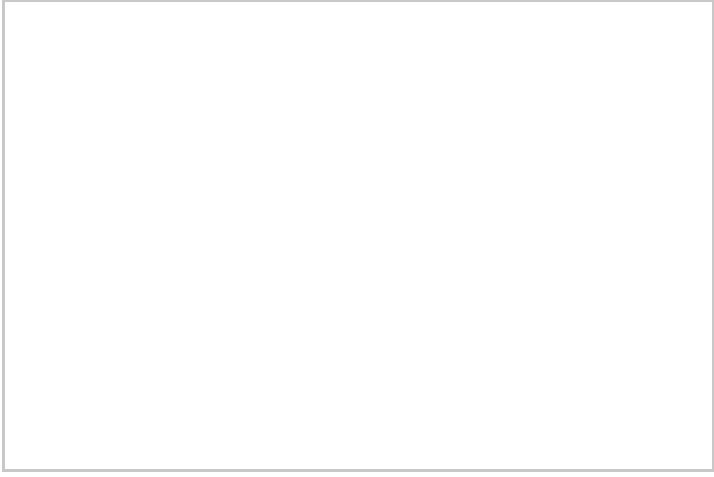
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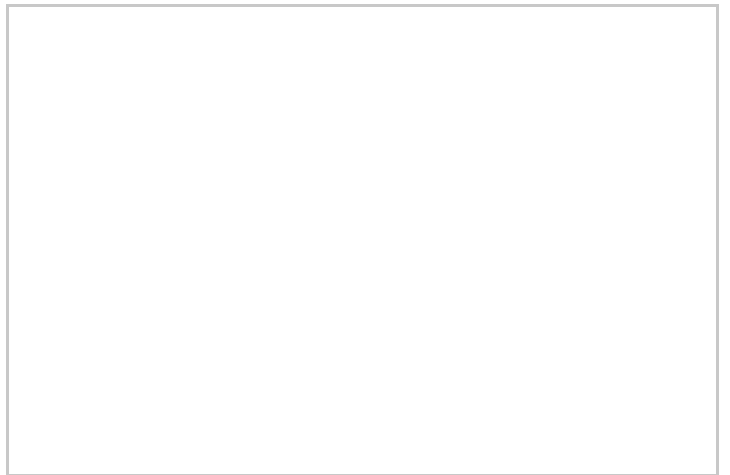
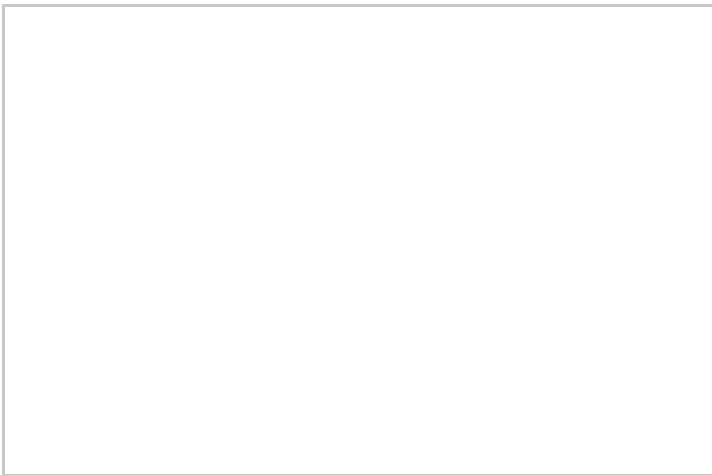
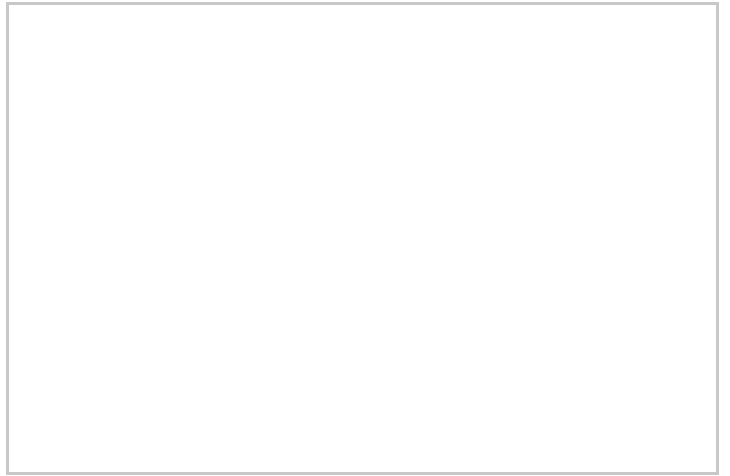
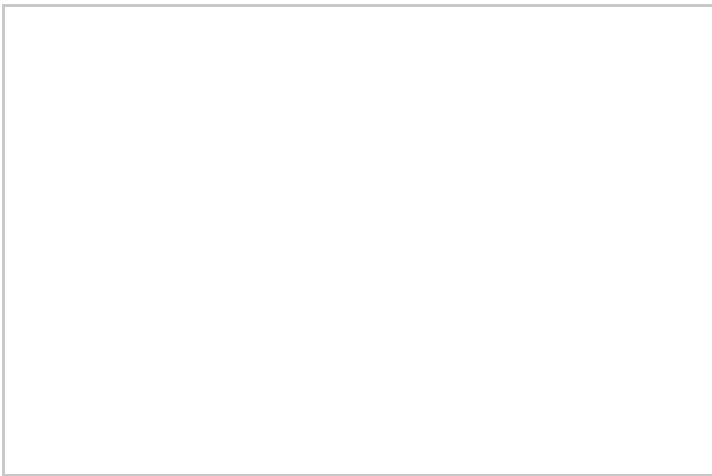
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Road Map



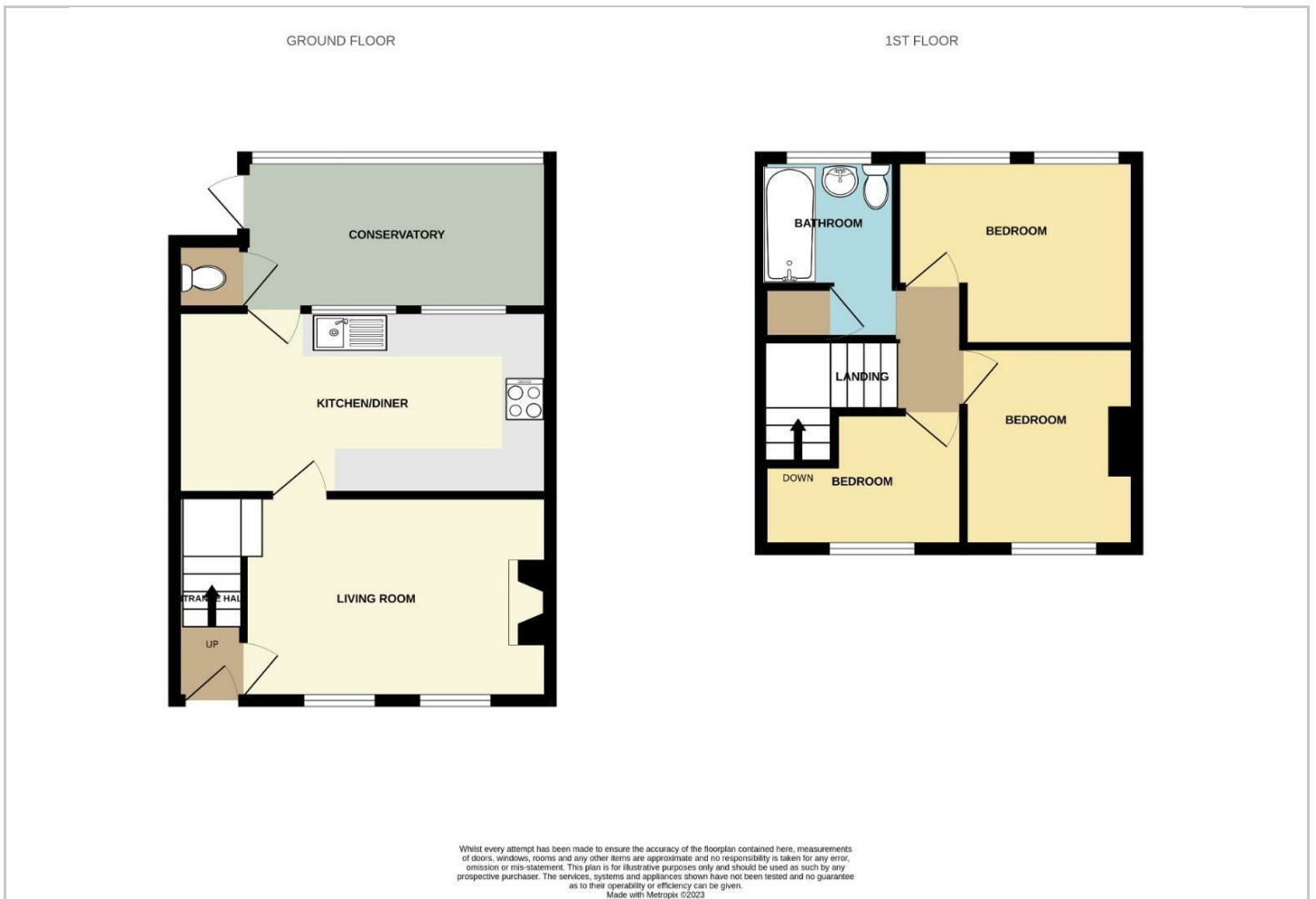
Hybrid Map



Terrain Map



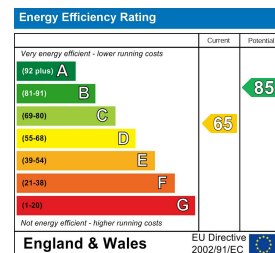
Floor Plan



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.