



**SCOTT
MADDISON**

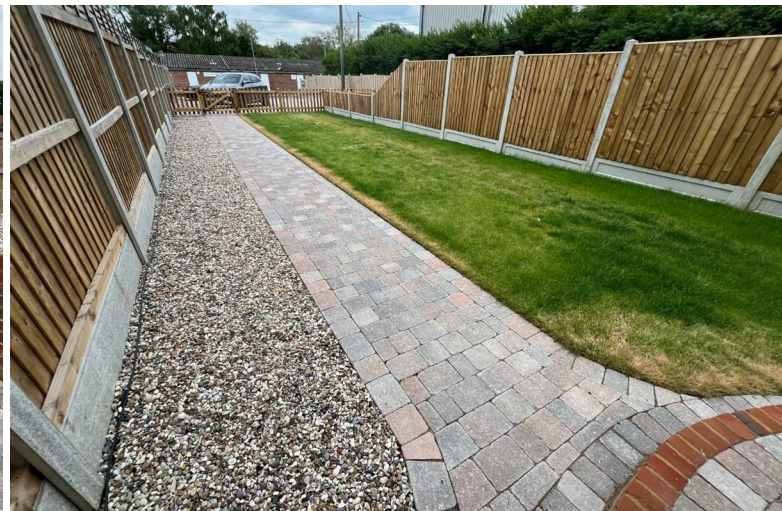


35 Station Road

Sible Hedingham CO9 3QA

£325,000

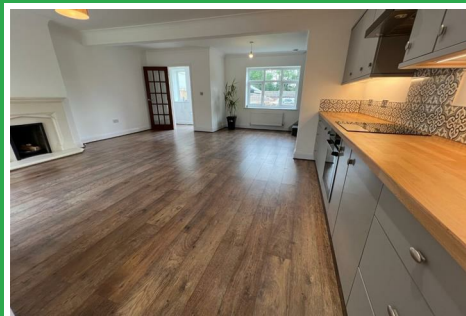
Freehold



35 Station Road

Sible Hedingham CO9 3QA

£325,000



HALL

UPVC entrance door to hall, radiator, cupboard housing the electric meter, wood laminate flooring.

OPEN PLAN LIVING ROOM/KITCHEN

21' x 19'3" (6.40m x 5.87m)

21 feet 6 x 19 feet 3, wood laminate flooring, a bright and airy room, double-glazed windows to front, two radiators, turning stairs rise to the first floor with fitted carpet, open fire with stone surround, double doors to rear garden, worktop surfaces, electric hob, oven and grill under, base and wall cupboards.

KITCHEN AREA

6' 10" x 4' 6" (1.83m 3.05m x 1.22m 1.83m)

Sink and worktop surface, wall-mounted gas fired boiler, one and a half bowl single drainer sink unit with mixer tap, double-glazed window to rear.

CLOAKROOM

Suite comprising low level WC, wash hand basin, double-glazed window to rear.

LANDING

New fitted carpet, radiator, access to the loft space.

BEDROOM 1

16' 6" x 9' 6" reducing to 6' 9" (4.88m 1.83m x 2.74m 1.83m reducing to 1.83m 2.74m)

Double glazed window to front, radiator, new fitted carpet, built-in small cupboard.

BEDROOM 2

10' 7" x 10 (3.05m' 2.13m x 3.05m)

Double-glazed window to rear, radiator, new fitted carpet.

BEDROOM 3

9' 4" x 7' 11" (2.74m 1.22m x 2.13m 3.35m)

double-glazed window to rear, new fitted carpet, radiator.

BATHROOM

White suite comprising full length panelled bath with shower attachment and bi-folding shower screen, low level WC, wash hand basin, part tiled walls, fitted wall mirror with light, spotlights to ceiling, vinyl flooring.

OUTSIDE REAR

Extends to approximately 30 feet in depth, patio terrace, raised lawned area beyond and flower beds

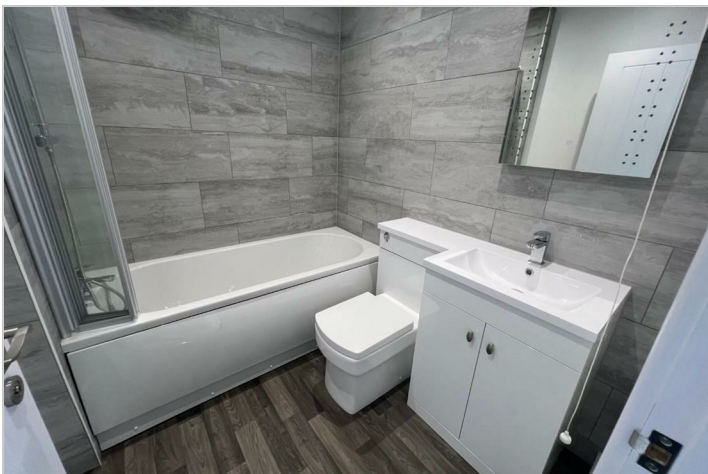
FRONT

Open plan garden approximately 51 feet in depth enjoying a new and fresh landscape, lawned area, gravel on path, divide parting closed by picket fencing. Three allocated car parking spaces beyond the front boundary with ample gravel turning space.

SERVICES

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

Council Tax Band: D



Road Map



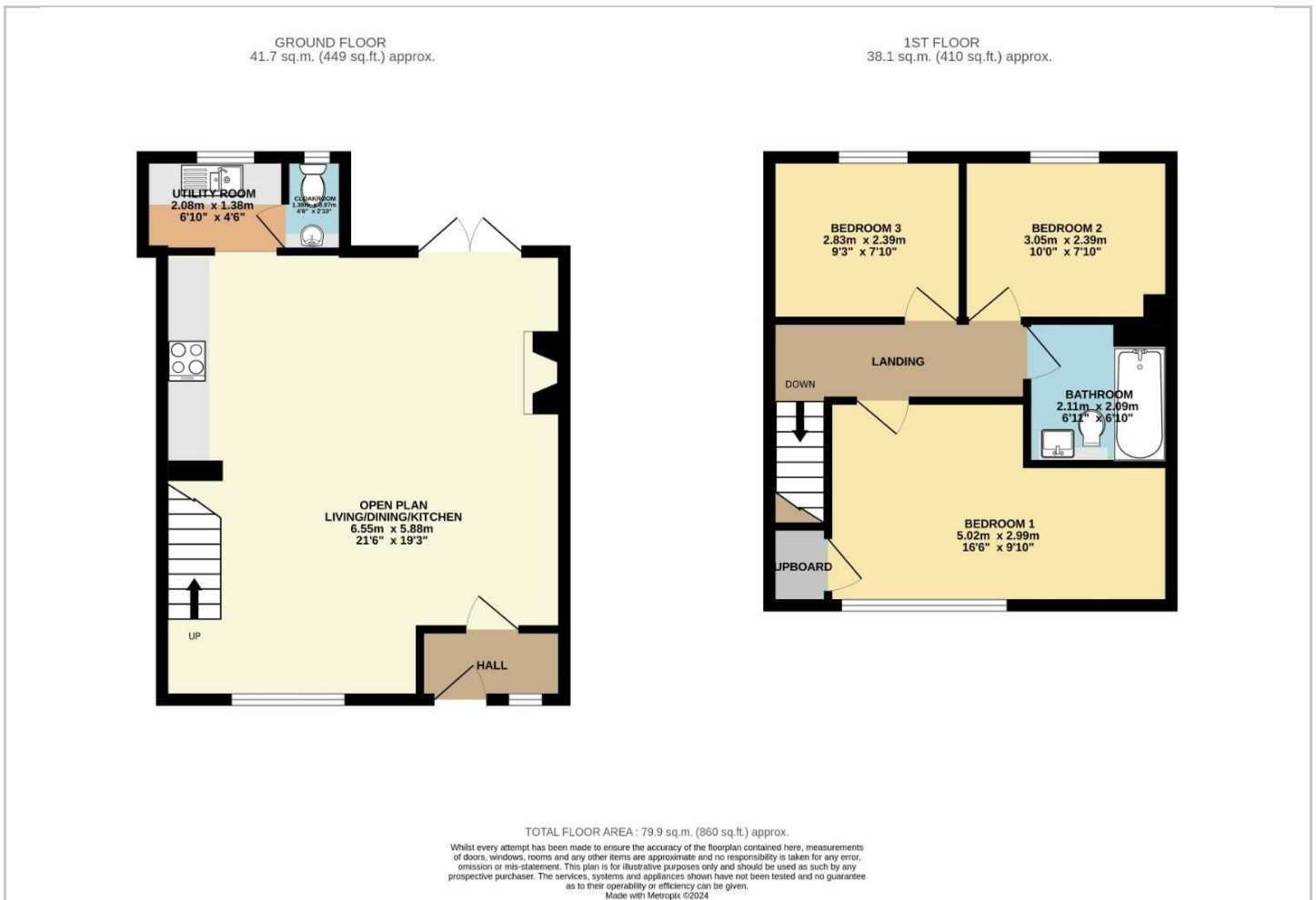
Hybrid Map



Terrain Map



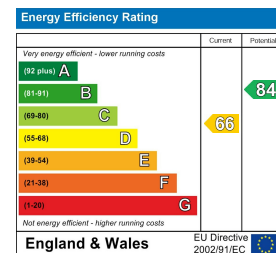
Floor Plan



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.