



## 28 Knowles Close

Halstead CO9 1BZ

Asking Price £170,000

Leasehold





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Half glazed wooden entrance door opens to:

## STAIRWELL

Concrete staircase rising to the first floor landing, uPVC double glazed window to the side elevation. Composite double glazed entrance door with privacy glass, opens to:

## ENTRANCE HALL

9'8" x 8'7" max (2.95m x 2.62m max)

Textured ceiling with hatch to the loft space which we understand is partly boarded and has an electric light fitted. Smoke alarm, power point, fitted carpet and double doors open to a built-in storage cupboard. Further doors open to:

## SITTING ROOM

14'11" x 11'2" max (4.55m x 3.40m max)

Textured ceiling and coved cornice, wide and tall uPVC double glazed window, fitted carpet, hyco electric wall mounted heater, power points and television aerial socket. Recess to one side.

## KITCHEN

12'6" x 6'4" (3.81m x 1.93m)

The fitted kitchen comprises laminate roll edge work surface with one and half bowl stainless steel sink unit with monobloc lever tap inset. Cabinets and drawers are finished with white fronts and brushed chrome knobs. Recessed electric slot-in twin cavity cooker with ceramic hob to remain, space and plumbing for a washing machine. Undercounter fridge and separate freezer to remain. Wall cabinets are fitted on two walls and finished with cornice and pelmet and incorporate an extractor fan over the cooker. Breakfast bar to one side with recess for stools beneath. Textured ceiling with four spot light fitting, uPVC double glazed windows to two elevations, fully tiled walls, power points and vinyl tile flooring. Door to slim meter cupboard.

## BEDROOM ONE

12'11" x 8'11" (3.94m x 2.72m)

Textured ceiling, uPVC double glazed window, fitted carpet and power points. Dimplex electric wall mounted heater.

## BEDROOM TWO

11'6" x 6'11" (3.51m x 2.11m)

Textured ceiling, uPVC double glazed window, dado rail, fitted carpet, Dimplex electric wall mounted heater and power points. Door opens at the far end to a built-in storage cupboard.

## BATHROOM

6'1" x 5'5" (1.85m x 1.65m)

The re-fitted white suite comprises p-shaped bath with curved glass bath side screen, traditional style chrome mixer taps with shower attachment and wall mounted riser rail above, white vanity unit with recessed wash hand basin fitted with traditional style chrome monobloc tap, storage below and concealed dual flush cistern to the WC. Grey fully tiled walls with dark grey grout lines to provide a contemporary feel, textured ceiling with room sealed LED light, uPVC double glazed window with privacy glass, chrome ladder radiator and grey vinyl floor tiling.

## OUTSIDE

The open garden area associated with the property fronts Tidings Hill and is laid to grass with two inset and established rose bushes.

## SINGLE GARAGE IN A BLOCK

Up and over door to the front, concrete floor.

## SERVICES

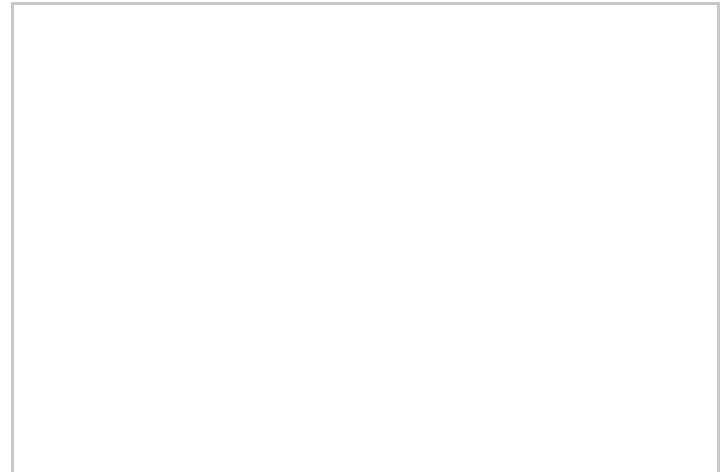
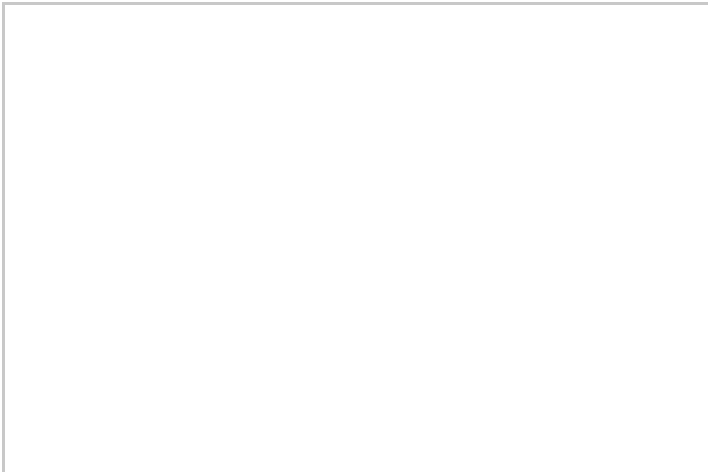
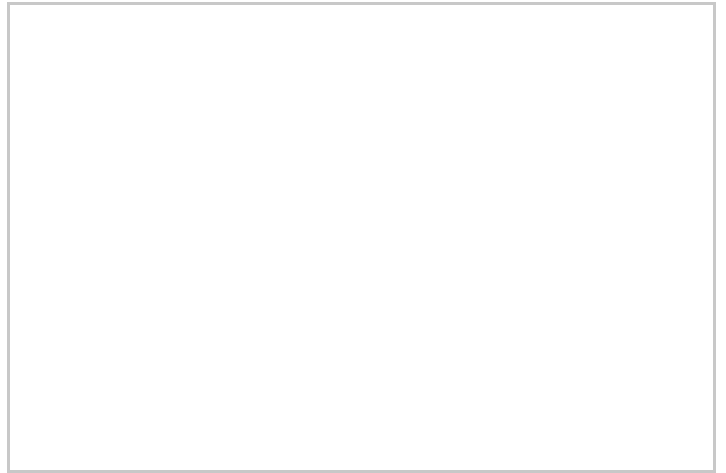
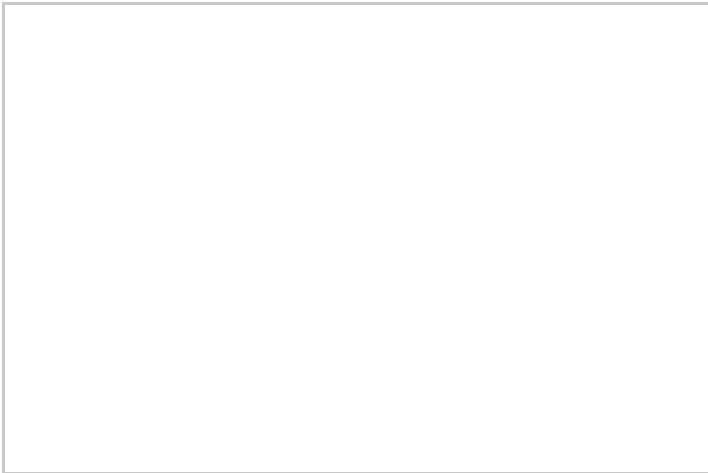
We understand from the seller that the following mains services are connected to the property: electricity, water and sewerage.

## LEASE INFORMATION

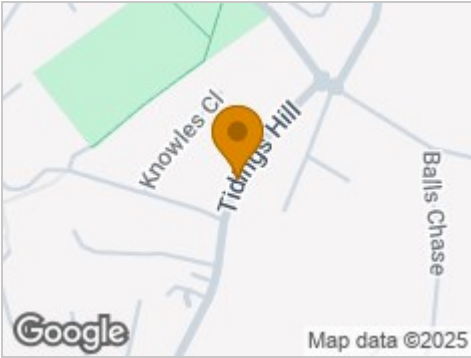
We understand from the seller the lease commenced in 1971 and there are 136 years remaining. There are currently no service charges or ground rent to pay.

COUNCIL TAX BAND: B.

Tel: 01787 479988



Road Map



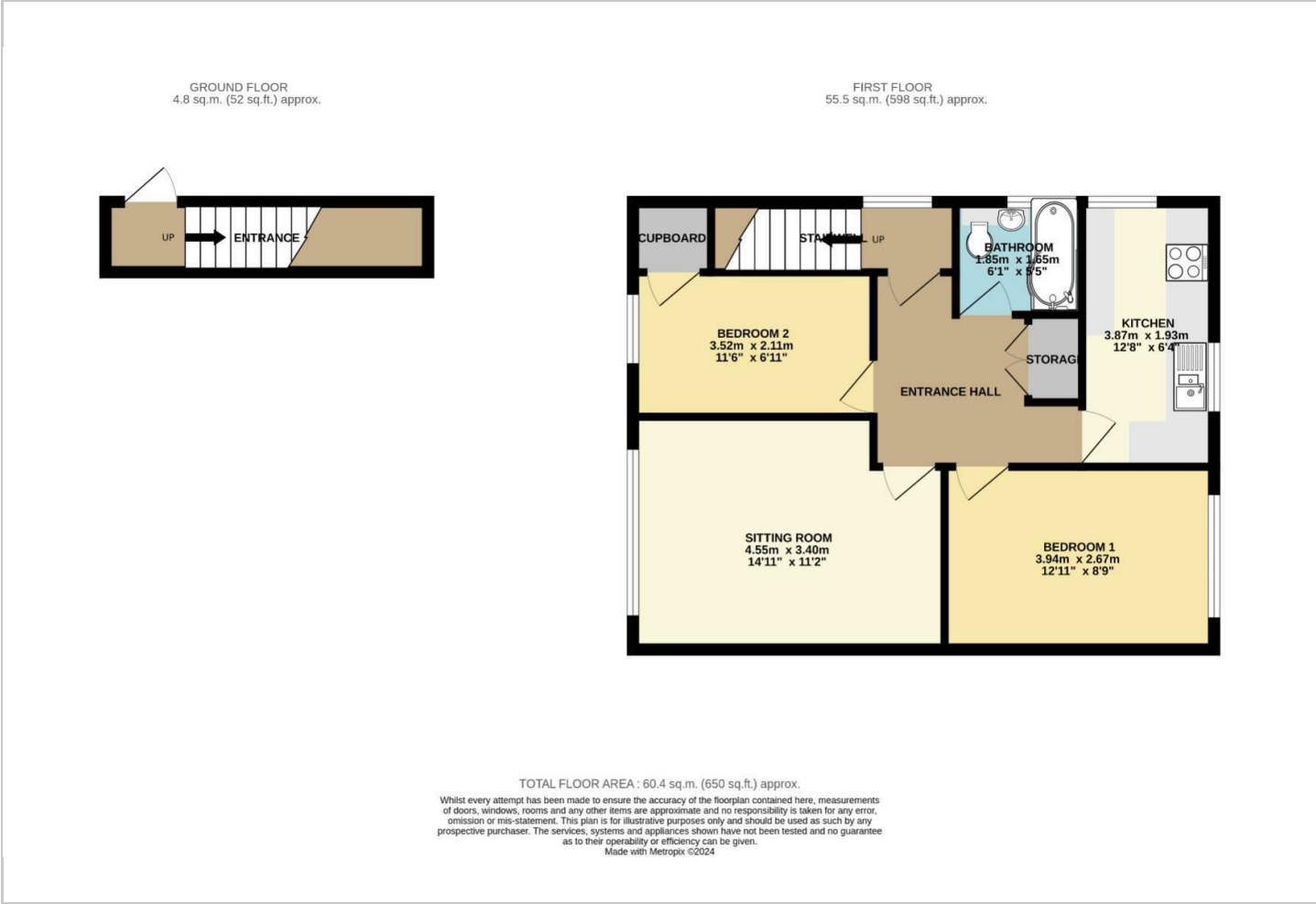
Hybrid Map



Terrain Map



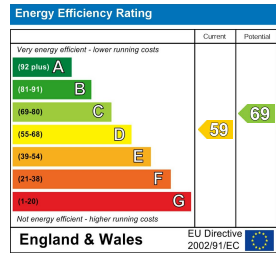
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.