



9 Warren Road

Halstead CO9 1XB

Offers In Excess Of £315,000
Freehold



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PORCH

Entrance door to porch, door to hall.

HALL

Stairs rise to the first-floor landing.

CLOAKROOM

Suite comprising Low level WC and wash hand basin.

KITCHEN

13'4" x 7'11" (4.06m x 2.41m)

comprising enamel one and a half bowl single drainer sink unit with worktop surfaces to both sides. Range of base units incorporating cutlery drawers, matching wall cupboards, recess and plumbing for automatic washing machine, built in four ring electric hob, oven and grill under, extractor fan over, double glazed window to front.

LOUNGE/DINER

24'1" x 12'1" reducing to 8'4" (7.34m x 3.68m reducing to 2.54m)

Double doors to rear aspect with window adjacent, under stairs storage cupboard, radiator, decorative fireplace.

LANDING

Access to the loft space, which we understand as insulated, airing cupboard housing the hot water cylinder.

BEDROOM ONE

13'1" x 11'9" (3.99m x 3.58m)

Double glazed window to front, radiator, two built in wardrobe cupboards.

BEDROOM TWO

14'6" x 10' (4.42m x 3.05m)

Double glazed window to rear, radiator

BEDROOM THREE

9'10" x 9'2" I- shape max (3.00m x 2.79m I- shape max)

Radiator, double glazed window to rear.

BATHROOM

White suite comprising full length panelled baths with shower attachment and screen, low level WC, wash hand basin, radiator, part tiled walls, double glazed window to front, radiator.

OUTSIDE

The rear garden extends to approximately 19 feet in depth, mainly laid to a patio terrace with lawned section adjacent, enclosed by lapped panelled fencing, and gate occupying the far-left corner providing shared site access to the FRONT, Open plan parking for two vehicles. Single part integral garage with up and over door, power and light connected.

SERVICES

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

Council Tax Band: C.

Tel: 01787 479988



Road Map



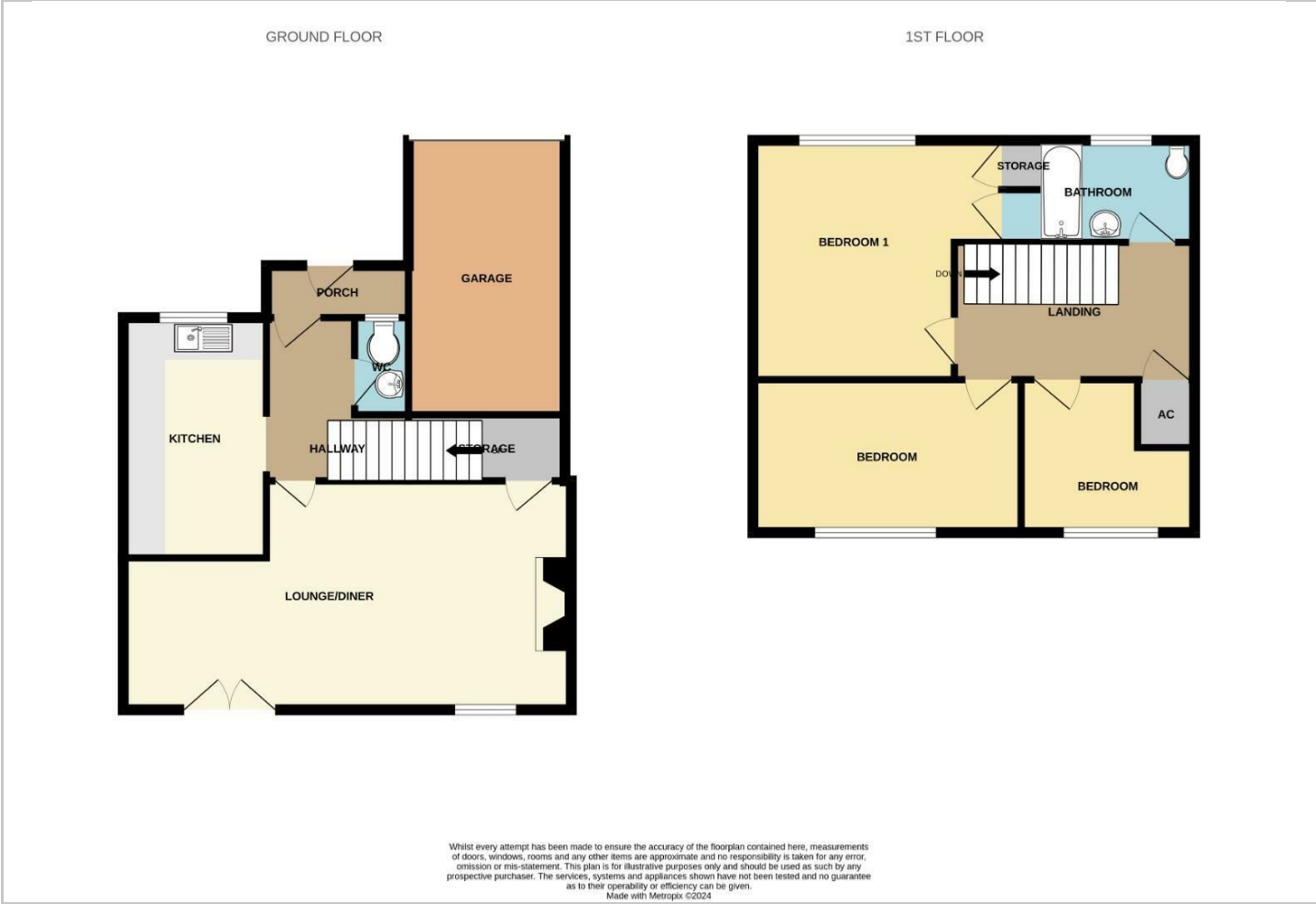
Hybrid Map



Terrain Map



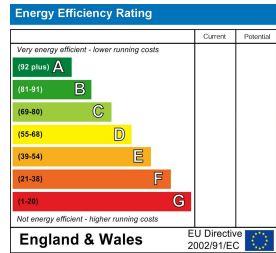
Floor Plan



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.