



**SCOTT  
MADDISON**



**33 Butler Road**

Halstead CO9 1LL

Asking Price £235,000

Freehold





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## HALL

Entrance door. Window to front. Stairs rise to the first floor.

## LOUNGE

15'6" x 12'8" (4.72m x 3.86m)

Double glazed Window to front, brick-built fireplace with surround radiator, two under stairs storage cupboards

## KITCHEN DINER

15'6" x 9'6" max (4.72m x 2.90m max)

Double-glazed window to rear, door to rear garden. Vinyl flooring, radiator, wall and base level units, stainless steel sink and drainer, plumbing for automatic washing machine, part tiled walls, double radiator, gas fired boiler, electric cooker, washing machine, and fridge freezer to remain.

## CLOAKROOM

Comprising wash hand basin, low level WC. Wall mounted extractor fan part tiled walls.

## LANDING

Access to loft space, which we understand is insulated.

## BEDROOM ONE

12'8" x 10'2" (3.86m x 3.10m)

Double glazed window to front. Radiator. Built in cupboard.

## BEDROOM TWO

15'3" x 9'8" (4.65m x 2.95m)

Double glazed window to rear, radiator.

## SHOWER ROOM

Window to rear respect, vinyl flooring, walk in shower cubicle with tray and curtain. Corner wash hand basin, radiator, part tiled walls.

## SEPERATE WC

Low level WC. Double glazed window to rear.

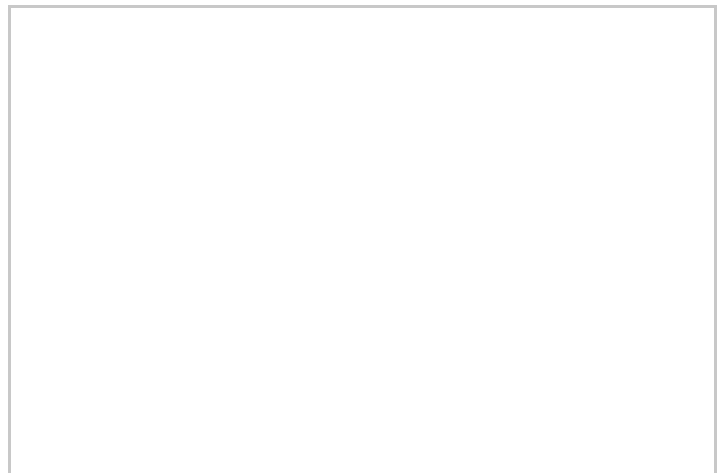
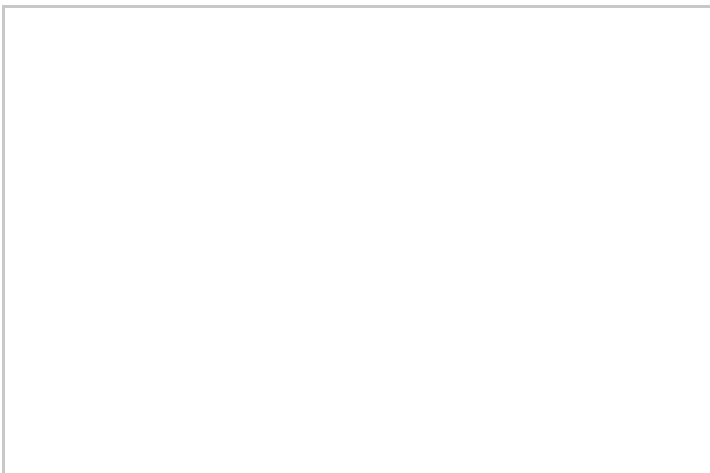
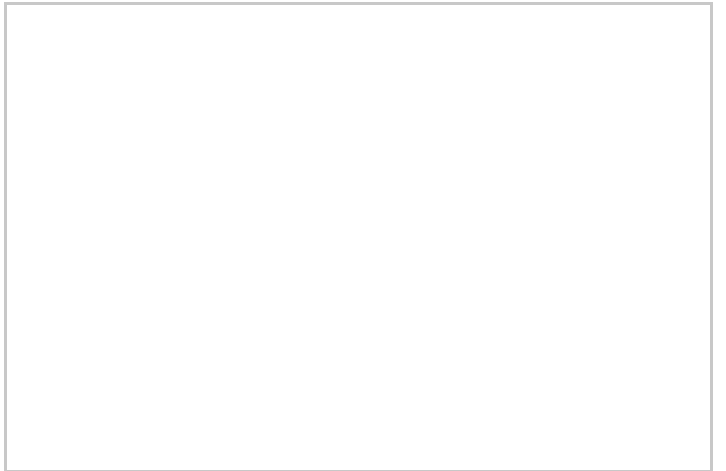
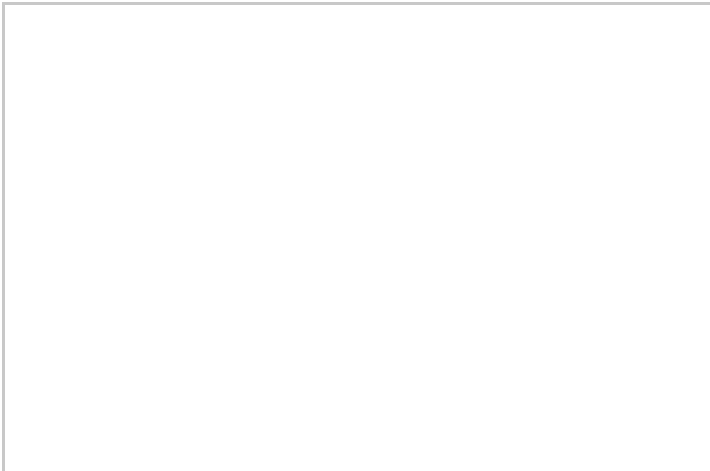
## OUTSIDE

Enclosed rear garden extends to approximately 38 feet, enjoying a south westerly aspect. Brick built shed occupying the rear boundary. Gate providing foot and barrow/bin access.

Front, Open plan, path to main entrance.

## SERVICES

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



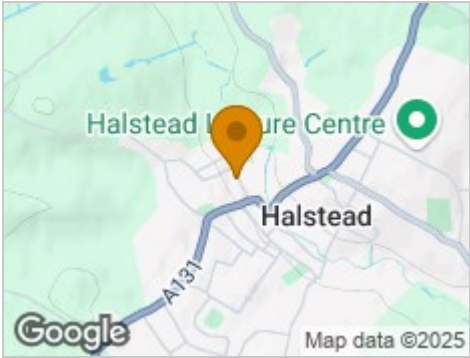
Road Map



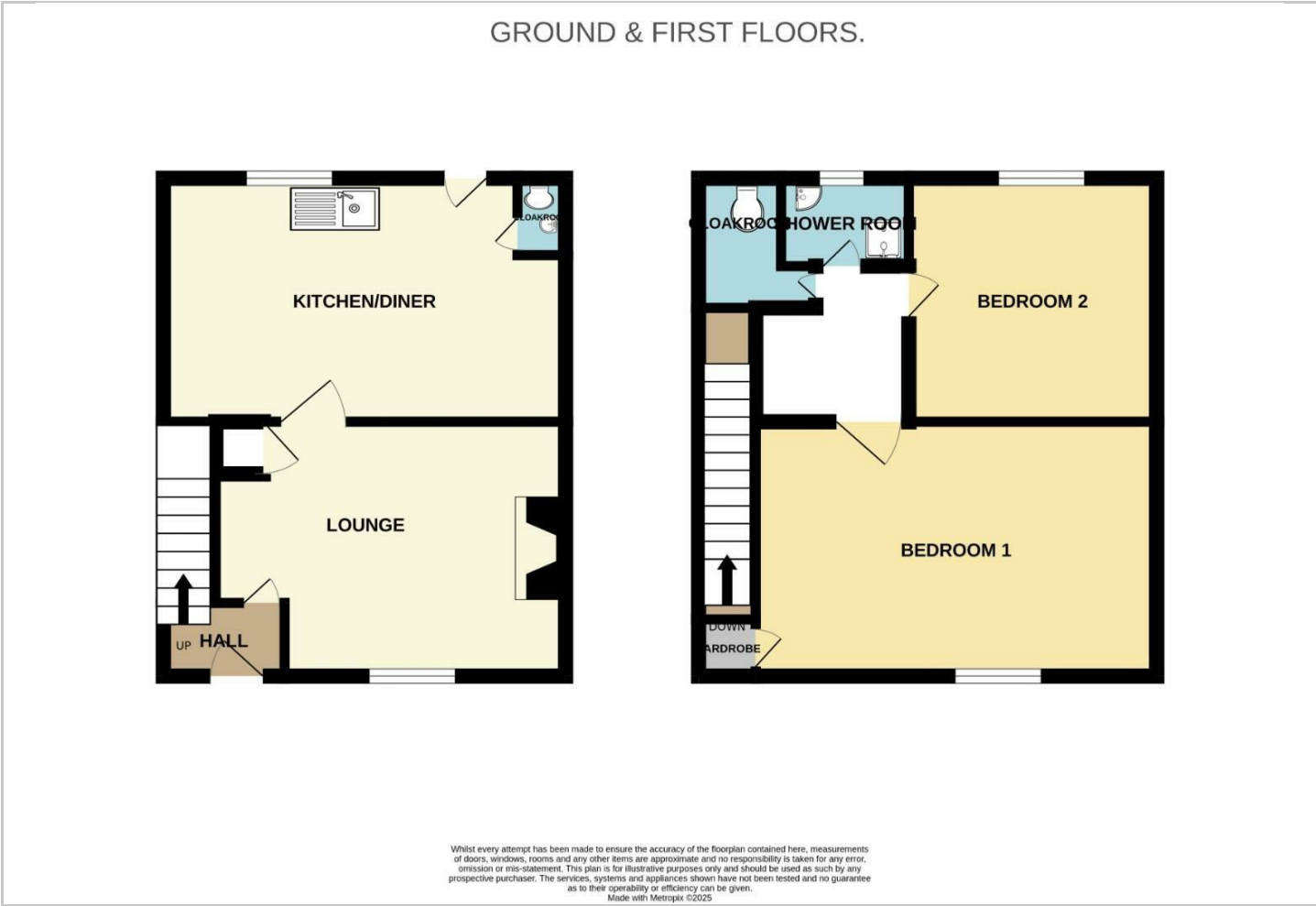
Hybrid Map



Terrain Map



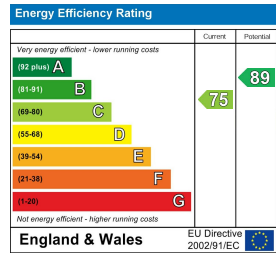
Floor Plan



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



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