



**Dame Mary Walk, Halstead CO9 2FF**

**welcome to**

**Dame Mary Walk, Halstead**

We are pleased to offer this mid-terrace home set on the popular over 55's Hallmark development. The property benefits from having a living area, kitchen, ground floor WC and being well-presented throughout. Help and security of a 24 hour warden care call available for peace of mind. Call us today!



**Entrance Hall**

Double glazed entrance door to front aspect. Stairs rising to first floor. Door opening onto:-

**Lounge**

12' 6" x 10' 10" ( 3.81m x 3.30m )

Double glazed window to front aspect. Radiator. Storage cupboard.

**Kitchen/ Diner**

17' 2" x 7' 8" ( 5.23m x 2.34m )

Double glazed patio doors leading to communal gardens and patio area. Fitted kitchen with a range of matching wall and base units over areas of work surfaces. Sink and drainer unit with mixer tap. Integral oven and hob with extractor hood overhead. Integral appliances.

**Landing**

Stairs rising from ground floor. Doors opening onto:-

**Bedroom One**

15' 3" x 10' 7" ( 4.65m x 3.23m )

Two double glazed windows to front aspect. Radiator. Fitted wardrobes.

**Bedroom Two**

10' 3" x 10' ( 3.12m x 3.05m )

Double glazed window to rear aspect. Radiator.

**Bathroom**

Double glazed window to rear aspect. Suite comprising glow level WC, wash hand basin and bath with shower attachment overhead. Heated towel rail.

**Front Of The Property**

The front of the property is accessed via pathway. To the front is allocated parking allowing for off street parking.

**Rear Of The Property**

The rear of the property commences with an outside dining area which then leads onto a well-established communal garden.



**view this property online** [williamhbrown.co.uk/Property/HST106835](http://williamhbrown.co.uk/Property/HST106835)



welcome to

## Dame Mary Walk, Halstead

- Over 55's Hallmark development
- Two double bedrooms
- Integrated appliances
- Communal rear garden
- Close to local amenities

Tenure: Leasehold EPC Rating: B

# £250,000



Please note the marker reflects the postcode not the actual property

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
HST106835 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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