

# property details **approval form**

11 The Causeway, Halstead, Essex, CO9 1ET

**Date:** 15 June 2023

**Property Ref and Version:** HST105911 - 0011

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your William H Brown office:** 30 High Street, HALSTEAD, Essex, CO9 2AF

**T** 01787 472491 **E** Halstead@williamhbrown.co.uk

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## >> **price**

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guide price £300,000 - £325,000

Tenure: Freehold

## >> **key features**

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- > Guide Price £300,000 - £325,000
- > Mid-terraced home
- > Grade II Listed
- > Two reception rooms
- > Enclosed Garden
- > Town Location
- > No onward Chain
- > Four bedrooms
- > EPC Rating: D

## >> **short description**

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\*\* Guide Price £300,000 - £325,000 \*\*

A well presented Grade II listed home offering four bedrooms over three floors and with no onward chain. The accommodation benefits from original features. The property has been rented in the past and in today's busy rental market would achieve around £1450 pcm.

## >> **long description**

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The market town of Halstead offers schooling for all ages, leisure facilities, various High Street shops, boutiques, numerous restaurants and public houses. For the commuter there is a mainline stations located in Braintree, Kelvedon and Marks Tey. Stansted airport is also approximately 25 miles away and there is straight forward access links to both A12 and A120.

## >> **directions**

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## >> **room description**

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### **Entrance Hall**

Door to front aspect. Radiator. Stairs rising to first floor.

### **Lounge**

10' x 10' 10" ( 3.05m x 3.30m )

Sash window to front aspect. Radiator. Cast iron feature fireplace.

### **Dining Room**

12' 10" x 9' 6" ( 3.91m x 2.90m )

Sash window to rear aspect. Radiator. Wood flooring. Door leading to:-

### **Kitchen**

15' 1" x 5' 4" ( 4.60m x 1.63m )

Two windows to side aspect and one window to rear aspect. Door to side aspect. Radiator. Fitted kitchen with a range of matching wall and base units over areas of work surfaces. Inset butler style sink with mixer tap. Space for appliances. Tiled splashbacks.

### **Bathroom**

Obscured window to rear aspect. Suite comprising low level WC, wash hand basin with cupboard under. Paneled bath with shower overhead. Wall mounted boiler.

### **Landing**

Sash window to front aspect. Stairs rising from ground floor. Stairs rising to second floor. Radiator.

### **Bedroom One**

10' 10" x 10' 1" ( 3.30m x 3.07m )

Sash window to front aspect. Radiator.

### **Bedroom Two**

12' 11" x 8' 1" ( 3.94m x 2.46m )

Sash window to rear aspect. Radiator,

### **Bedroom Three**

9' 2" x 8' 2" ( 2.79m x 2.49m )

Sash window to rear aspect. Radiator.

### **Second Floor Landing**

Storage cupboard. Door leading to:-

### **Bedroom Four**

13' 8" x 10' 11" ( 4.17m x 3.33m )

Velux style window. Radiator. Eaves storage.

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## >> **room description**

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### **Front Of The Property**

The front of the property is enclosed by a brick wall with a gate. Pathway leading to front door.

### **Rear Of The Property**

The rear garden commences with a patio area. The remainder is predominantly laid to lawn and enclosed by panel fencing. Gate leading to rear footpath.

### **Agents Notes**

The vendor has advised us that this property is also an investment potential as it currently rents for £1,150 PCM.

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## >> **property images**



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## >> **property images**



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**>> property images**

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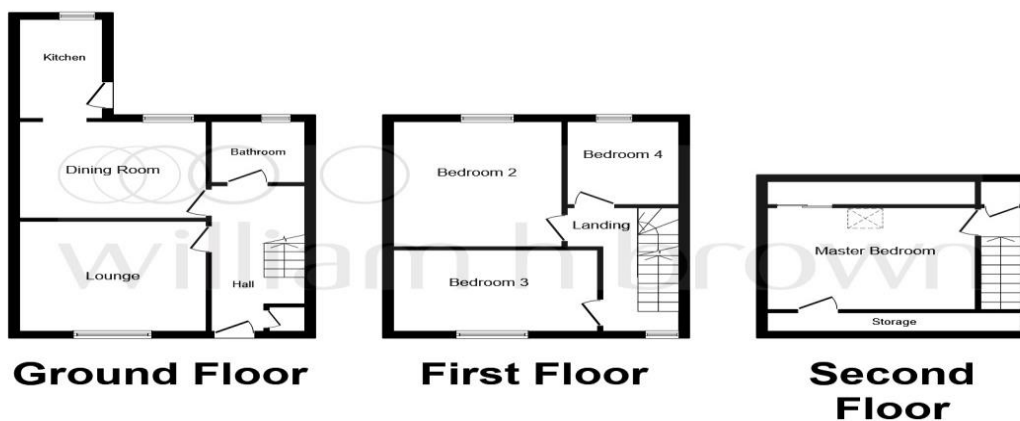
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## >> floor plan

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This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

Powered by audioagent.com

## >> approval

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	Signature	Date
<b>Arron Rulton</b>		
<b>Mrs V.M. Josse</b>		

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