



Dame Mary Walk, Halstead, CO9 2FF

welcome to

Dame Mary Walk, Halstead

- £220,000 - £230,000
- Two bedrooms
- Spacious
- Upstairs shower room
- Parking

Tenure: Leasehold EPC Rating: C

guide price

£220,000

view this property online williamhbrown.co.uk/Property/HST107256

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

HST107256 - 0004

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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Entrance Hall

Carpet flooring. Doors leading to cloakroom and kitchen/lounge/diner. Stairs leading to first floor. Storage cupboard.

Cloakroom

Window to front aspect. Suite comprising wc and hand basin. Carpet flooring.

Kitchen

7' 10" x 9' 1" (2.39m x 2.77m)
Window to front aspect. Range of matching wall and base units. Sink and stainless steel tap. Integrated dishwasher, fridge/freezer and washing machine. Radiator. Vinyl flooring. Leads through to dining area and lounge.

Lounge

18' 6" x 10' 4" (5.64m x 3.15m)
Window and french doors to rear aspect. Radiator. Carpet flooring.

Landing

Window to front aspect. Fitted stairlift. Doors leading to bedrooms and bathroom. Loft access. Storage cupboard. Carpet flooring.

Bedroom One

10' x 11' 8" (3.05m x 3.56m)
Window to rear aspect. Radiator. Carpet flooring.

Bedroom Two

11' 4" x 6' 5" (3.45m x 1.96m)
Window to rear aspect. Radiator. Carpet flooring.

Shower Room

Window to front aspect. Suite comprising wc, wash basin with vanity unit and shower cubicle with glass doors. Heated towel rail.



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