



**91 NETHER COURT**

Halstead, CO9 2HN

**Guide price £300,000 to £305,000**

**DAVID  
BURR**



## 91 Nether Court, Halstead, Essex, CO9 2HN

Guide Price £300,000 to £305,000. A very well maintained two bedroom detached bungalow, much improved by the current owner, located at the end of a walkway, with rear vehicular access and garage. The property features a light and airy open plan sitting and dining room, conservatory and delightful gardens both front and rear.

Replacement entrance door to the entrance porch which opens to an inner hall way, cloaks cupboard and access to the principal rooms within the property. The main bedroom overlooks the rear garden, and the second bedroom provides access via French doors to an adjoining conservatory which in turn features French doors leading to the rear garden.

The shower room has been refitted and incorporates a walk in double sized shower cubicle, low level WC, handwash basin, chrome ladder style heated towel rail, underfloor heating and window to side. The kitchen comprises one and a half bowl sink top, counter tops to three sides and an extensive range of wall units and base cupboards providing drawers and cupboards. There is a four ring electric hob and oven and grill under. Recess and plumbing for washing machine, recess for refrigerator and built in refrigerator, wall mounted gas fired boiler. The sitting and dining areas form an L shaped and combine to provide a lovely spacious room with two sets of windows to front.

### Outside

The front garden is retained by picket fencing and is stoned covered with neat shrub borders. There is dual side access via gates to a rear garden which features attractive flower beds and vegetable options, patio area, rear gate and access via steps to the garage. The garage features a rear door and also has power and light connected.

The well presented accommodation comprises:

Two bedrooms	Refitted shower room
Sitting and dining room	Garage
Porch and hallway	Driveway
Conservatory	Kitchen

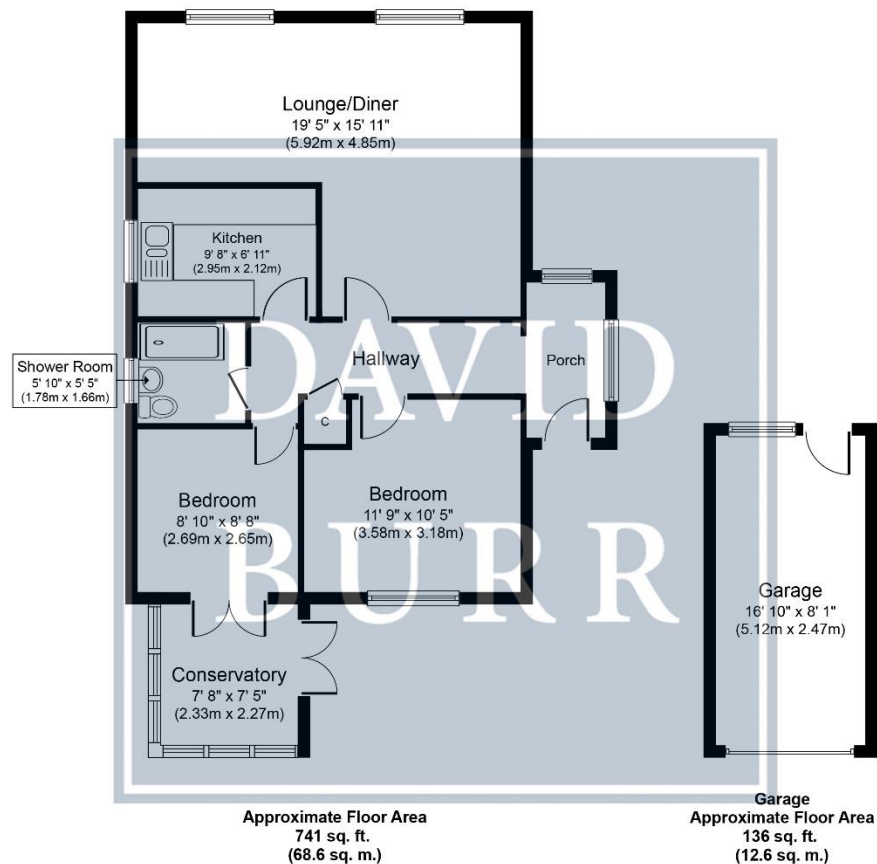
### Location

Halstead is a popular market town with a good range of facilities including shops, banks, post office, public houses, restaurants, schools and St Andrews church. The nearby towns of Sudbury 7 miles and Braintree 7 miles provide further facilities including mainline station from the latter. Witham 13 miles and Kelvedon 11 miles and Braintree all provide rail links to London Liverpool Street. The A120 gives fast access to the M11 and Stansted Airport.

### Access

Sudbury 7 miles	Bury St Edmunds 25 miles
Braintree 7 miles	Braintree-Liverpool St – 60 mins
Colchester 10 miles	Stansted approx. 30 mins
Chelmsford 19 miles	M25 J27 approx. 50 min





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Additional information

Services: Main water, electricity and drainage.

Gas fired heating to radiators. EPC rating: D Council tax band: C

Broadband speed: up to 80 Mbps (Ofcom).

Mobile coverage: Three – Likely. EE, O2, Vodafone - Limited (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr.

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### Contact details

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Linton & Villages (01440) 784346



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