



11 HALSTEAD ROAD

Gosfield, Halstead, CO9 1PQ

Offers in the Region of £375,000

DAVID
BURR



11 Halstead Road, Gosfield, Halstead, Essex, CO9 1PQ

This detached single storey dwelling enjoys a pleasant position in this sought after village, and has far reaching field views opposite and beautiful country walks. The property would benefit from further improvement and offers a unique opportunity.

The property has a large plot with the dwelling set back from the road, and offers accommodation typical of the era in which it is built. The owners did have plans to convert the loft into two further bedrooms to add versatility to the accommodation. There is a sun room at the rear which also offers scope subject to planning. Modernisation will be required throughout the property; all three bedrooms are generously sized. The sitting room has an open fire and is adjacent to the kitchen.

The gardens are particularly generous, with a drive to the front providing parking and accessing the garage. There are large expanses of lawn and mature boundaries. The rear garden is especially appealing with a variety of mature trees, expanses of lawn and herbaceous borders.

This property comprises:

Hallway	Kitchen
Sun room	Lounge
Principal bedroom	Two further bedrooms
Family bathroom	Garage

NO ONWARD CHAIN

Agents notes:
The title is unregistered.

Location

Gosfield is a popular village with a wide range of local amenities including shops, post office, church, public houses, golf course with water skiing lake and three well regarded schools. The nearby towns of Halstead and Braintree provide more extensive facilities. Mainline rail services are available at Braintree, Witham 13 miles and Kelvedon 13 miles.

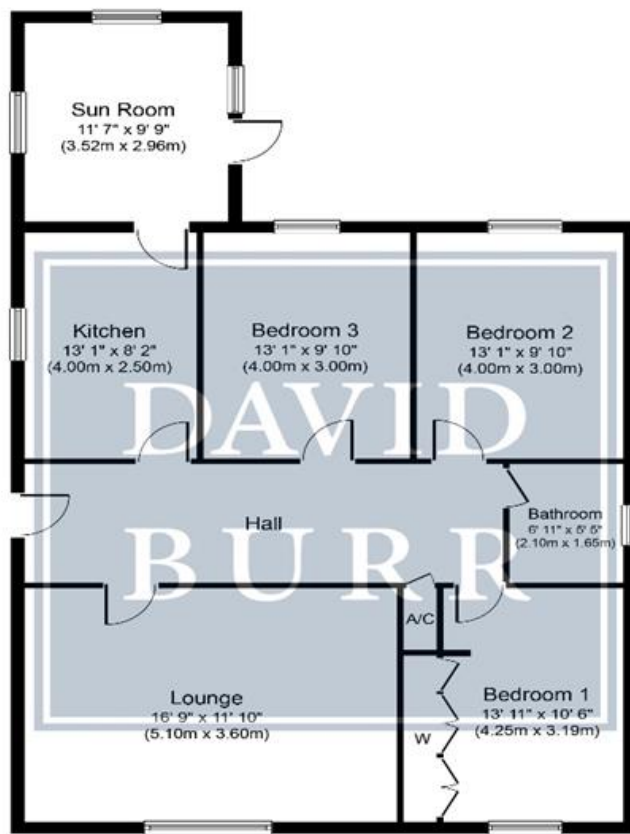
Access

Halstead 3 miles Witham-Liverpool St 50 mins

Braintree 5 miles Stansted approx. 30 mins

Colchester 17 miles M25 J27 approx. 50 mins





Approximate Floor Area
1,097 sq. ft.
(101.9 sq. m.)

Whilst every effort 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 lessee. 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: D

Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, Three, Vodafone - Likely (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. DAVIDBURR.CO.UK

Contact details

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**DAVID
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