



## 65 Head Street, Halstead, Essex, CO9 2AU

Price Guide £300,000

- No onward chain
- Off road parking and single garage
- Close to centre of Halstead
- Three bedrooms
- Large lounge/dining room
- Serclused rear garden
- Gas central heating and wood burner
- Recently installed log burner

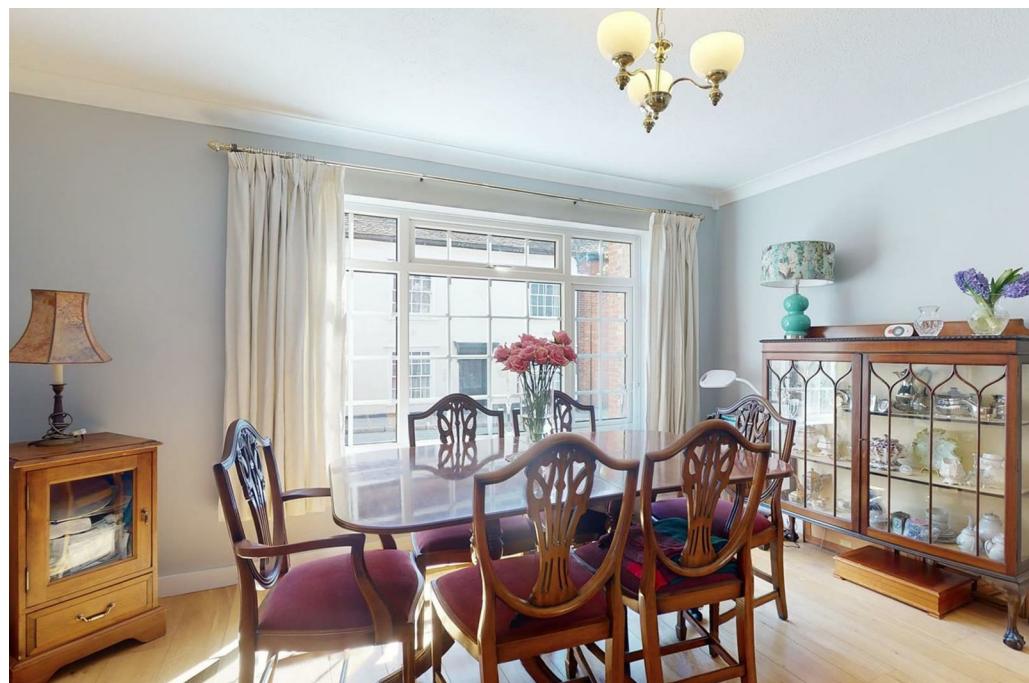
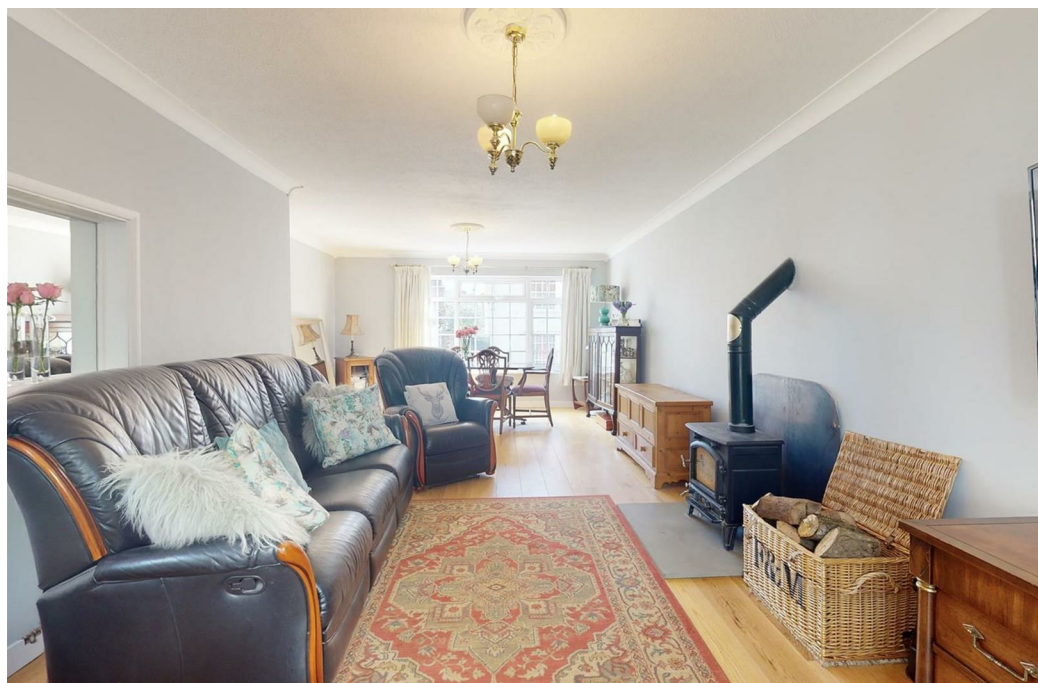


# 65 Head Street, Halstead CO9 2AU

Guide price £300,000 to £325,000 close to Halstead town centre this three bedroom detached house with off road parking for two cars and a garage. Viewing is highly recommended to avoid disappointment, large lounge/diner, fitted kitchen, three bedrooms and family bathroom. This property is offered with no onward chain



Council Tax Band: C



#### Entance

UPvc door with side glass panel leading to :-

#### Hallway

9'4" x 7'0"

Double glazed window to side aspect, radiator, stairs to first floor, doors to :-

#### Lounge/Diner

25'2" x 13'8"

Double glazed window to front aspect, two radiators, wood flooring, recently installed wood burner, double glazed patio doors leading to :-

#### Conservatory

11'1" x 9'1"

Double glazed conservatory with French Doors leading to rear garden

#### Fitted Kitchen

12'2" x 8'10"

Double glazed window to rear aspect, range of base and eye level units, one and half bowl sink with mixer tap set, plumbed for washing machine and space for fridge/freezer. Range master style cooker, extractor hood, tiled splash backs, wood flooring, doors to both lounge and hallway

#### Downstairs Cloakroom

Double glazed window to front aspect, low level WC, hand basin, radiator

#### Stairs and LandIng

Stairs leading to first floor, double glazed window to side aspect, storage cupboard, doors to :-

#### Bedroom One

12'10" x 11'10"

Double glazed window to rear aspect, radiator

#### Bedroom Two

12'0" x 9'0"

Double glazed window to front aspect, radiator, built in wardrobes

#### Bedroom Three

9'2" x 8'10"

Double glazed window to front aspect, radiator.

#### Bathroom

Double glazed window to rear aspect, low level WC, wash hand basin, panel bath with shower over, shower screen. Fully tiled walls to compliment, radiator

#### Garage

Single attached garage with light and power connected, door leading to :-

#### Rear Garden

The garden has been landscaped by blockpaving with mature shrubs and trees,

#### Front Parking

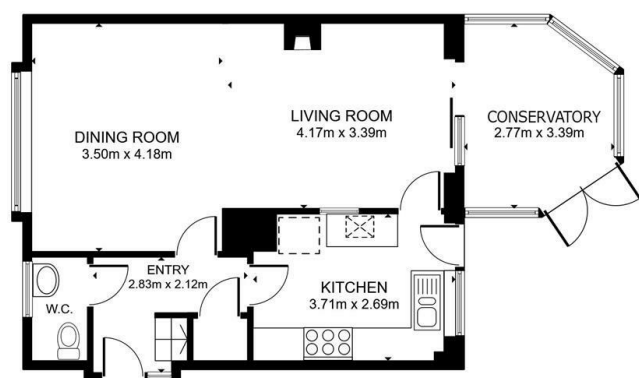
Block paved driveway providing access for two cars to park.



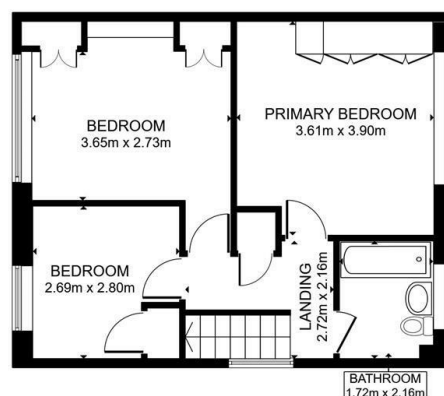








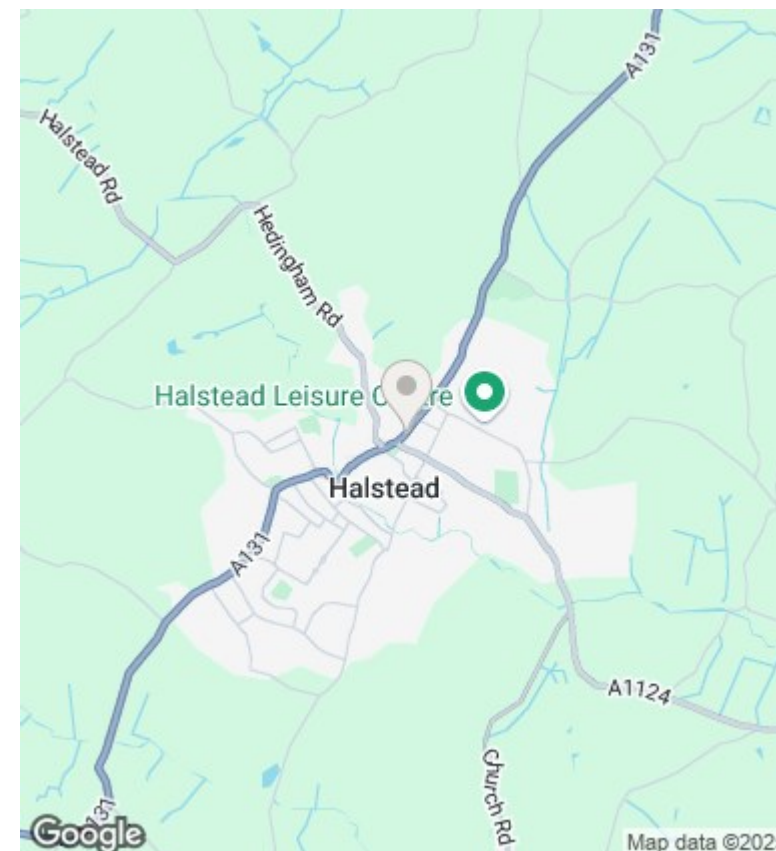
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 57.6 m<sup>2</sup> FLOOR 2 48.0 m<sup>2</sup>  
TOTAL: 105.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 PHILIP JAMES ESTATES



## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 