



## MITCHELL AVENUE, HALSTEAD PRICE - £1,250 PCM

- RECENTLY RENOVATED THROUGHOUT
- 2 DOUBLE BEDROOM SEMI-DETACHED HOUSE TO LET
- LIVING ROOM
- SEPARATE DINING ROOM
- NEWLY-INSTALLED KITCHEN WITH INTEGRATED APPLIANCES
- OVERSTAIRS STORAGE CUPBOARD TO PRINCIPAL BEDROOM
- NEWLY-INSTALLED THREE PIECE FAMILY BATHROOM
- 60FT REAR COURTYARD GARDEN
- ON-STREET PARKING
- WALKING DISTANCE TO LOCAL AMENITIES

We are pleased to offer this recently renovated 2 double bedroom semi-detached house to let which is within walking distance to local amenities. This property boasts a living room, separate dining room with large understairs storage cupboard, a newly-installed kitchen with integrated appliances and door to the rear garden, principal bedroom with built-in storage cupboard, a secondary bedroom and a newly-installed family bathroom with utility cupboard. Externally, the property enjoys on-street parking and a 60ft rear courtyard garden.

Viewing is highly advised.





With composite panel and obscure glazed front door opening into:

### **Living Room 12'7" x 9'10"**

With uPVC double glazed window to front, wall mounted radiator, ceiling lighting, power points, wood effect luxury vinyl flooring, door through to:

### **Inner Hallway**

With stairs rising to first floor landing, ceiling lighting, smoke alarm, further door to:

### **Dining Room 12'7" x 10'10"**

With double glazed uPVC window to rear courtyard garden, ceiling lighting, large understairs storage cupboard, wall mounted radiator, power points, wood effect luxury vinyl flooring, door through to:

### **Kitchen**

A newly-installed kitchen comprising eye and base level cupboards and drawers with complimentary stone effect rolled worksurface and splashback, single bowl single drainer stainless steel sink unit with mixer tap, built-in double oven with electric induction hob over, stainless steel splashback and extractor fan above, integrated fridge, integrated freezer, inset ceiling downlighting, smoke alarm, wall mounted radiator, 2 windows to side and further panel and glazed door to rear courtyard garden, wood effect tiled flooring.

### **First Floor Landing**

With access to loft, inset ceiling lighting, power points, fitted carpet, doors to rooms.

### **Bedroom 1 – 12'7" x 9'10"**

With uPVC double glazed window to front, ceiling lighting, built-in over stairs storage cupboard, array of power points, fitted carpet, wall mounted radiator.

### **Bedroom 2 – 10'10" x 9'9"**

With uPVC double glazed window overlooking rear courtyard garden, ceiling lighting, wall mounted radiator, power points and fitted carpet.

### **Family Bathroom**

Comprising a newly-installed three piece suite of panel enclosed bath with mixer tap and shower attachment over, glazed shower screen with marble effect aqua board surround, vanity mounted wash hand basin with mixer tap and marble aqua board splashback, close coupled WC, obscure double glazed window to rear, inset ceiling downlighting, extractor fan, wall mounted radiator, wood effect linoleum flooring. Large cupboard housing plumbing and power for washing machine, further wall mounted gas boiler, inset ceiling downlighting, smoke alarm, power points, electric shaving point, wood effect linoleum flooring.

# OUTSIDE

## The Front

The front of the property is approached via a paved frontage with brick walling, on-street parking to the front and pathway to side leading to personnel gate supplying access to:

## Rear Garden

Approximately 60ft in length laid completely to low maintenance of hard standings and patios with raised sleeper flowerbed to rear, all retained via close boarded fencing, outside lighting.



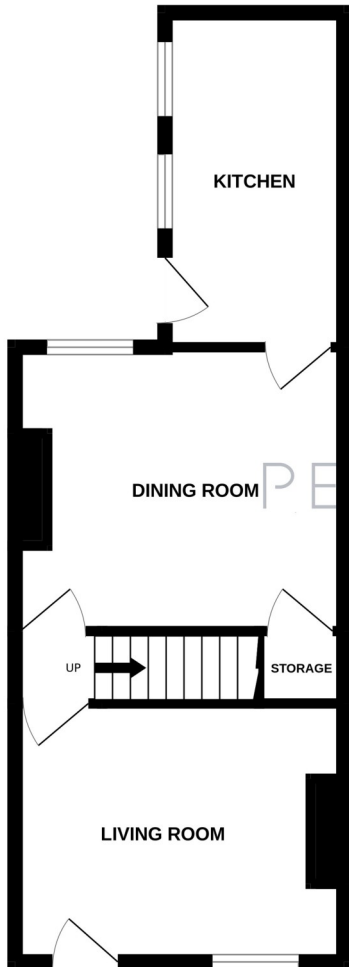
# DETAILS

## EPC

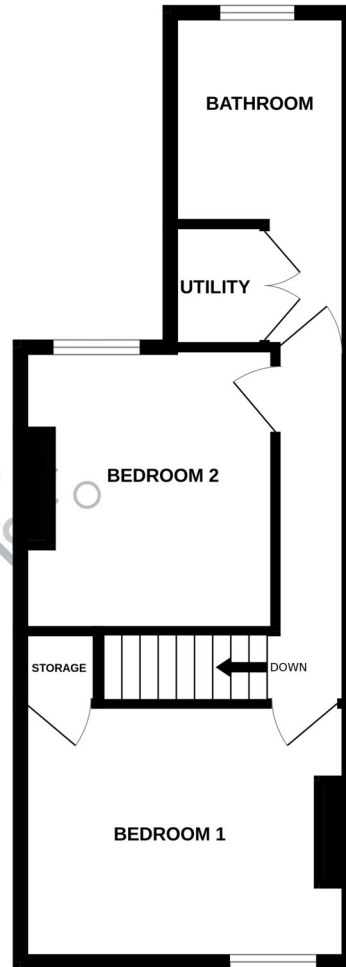
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

GROUND FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



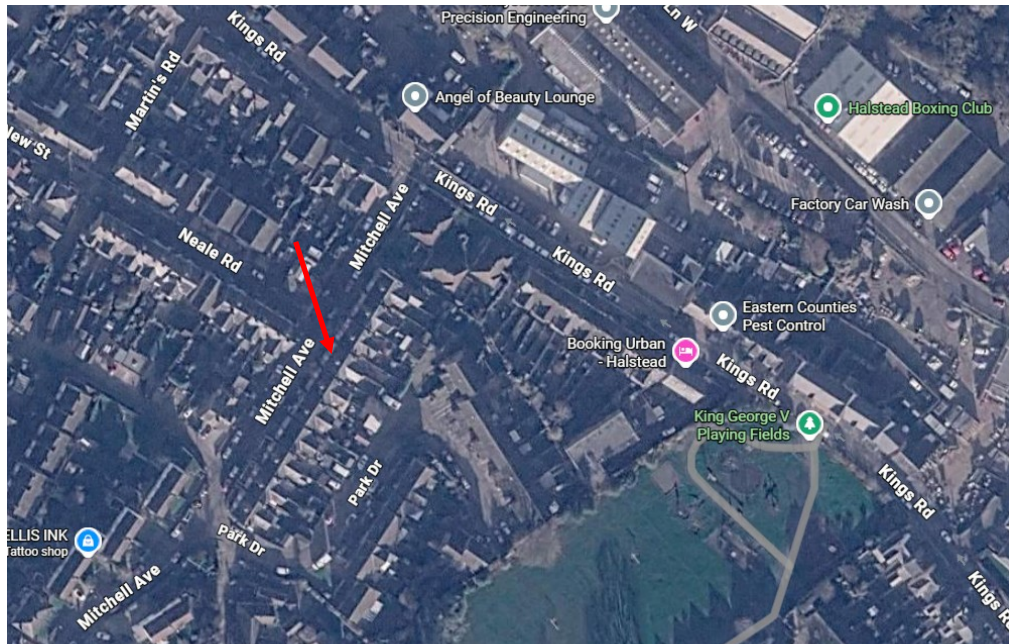
TOTAL FLOOR AREA : 748 sq.ft. (69.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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# GENERAL REMARKS & STIPULATIONS

**Halstead** is a popular market town with a vibrant high street, and a range of independent retailers and eateries. Halstead itself is nestled close to the Essex/Suffolk border with some beautiful countryside close by to enjoy and explore. Further afield is the town of Colchester which has all the leisure, recreational and entertainment attractions expected of a major regional town. Colchester also provides a range of highly sought-after schooling options including Holmwood House Prep School, St Marys School for Girls and the Royal Grammar School. For the commuter there is a mainline station located at the larger town of Braintree. Stansted airport is also approximately 25 miles away and there is straight forward access links to both A12 and A120 leading to access to the M11/M25.

## DIRECTIONS



## FULL PROPERTY ADDRESS

13 Mitchell Avenue, Halstead, CO9 1DN

## COUNCIL TAX BAND

Band B

## SERVICES

Gas fired central heating, mains water and drainage

## LOCAL AUTHORITY

Braintree District Council, Causeway House, Bocking End, Braintree, Essex, CM7 9HB

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 11/06/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

# PESTELL & Co

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 35 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Interested in land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?