



## 73 Chapel Hill, Halstead, CO9 1JP

Offers Over £300,000

- Viewing advised
- Double glazed
- Three bedrooms
- Good family accommodation
- Office/workshop to rear garden

# 73 Chapel Hill, Halstead CO9 1JP

An opportunity to purchase this three bedroom two bathroom detached house with the benefit of having an outside workshop or office with power connected. The property consists of entrance hall, lounge, dining room, fitted kitchen, utility room and downstairs bathroom. The first floor there are three bedrooms and family bathroom. to the rear there is a large garden with an outside office/workshop which we understand has power and light connected. viewing advised to appreciate the accommodation the property offers.



Council Tax Band: C



#### Entrance Hall

Upvc double glazed door leading to hallway, double glazed window to front aspect, stripped wood floor boards, radiator., stairs to first floor. Doors to :-

#### Lounge

13'11" x 13'6"

Glazed window to side, wood floor boards feature brick wall with inset fireplace and brick hearth. Open to :-

#### Dining Room

10'5" x 6'3"

Double glazed windows to side and rear aspects, stripped wood flooring, half glazed UPvc door to rear garden.

#### Utility Room

6'9" x 5'4"

Double glazed window to the side aspect, plumbed for washing machine,

#### Fitted Kitchen

12'2" x 6'7"

Double glazed window to rear aspect, range of base and eye level units. one and half bowl sink with mixer tap set, wood effect flooring, electric oven, hob and extractor,

#### Downstairs Shower Room

Double glazed window to front aspect, stripped wood floorboards, low level WC, wash hand basin, enclosed shower cubicle, heated towel rail.

#### Stairs and Landing

Double glazed window to side aspect, radiator, cupboard, loft access. doors to :-

#### Bedroom One

15'1" x 14'11"

Double glazed window to rear aspect, two radiators

#### Bedroom Two

10'5" x 6'1"

Two double glazed windows to front aspect, built in cupboard, radiator

#### Bedroom Three

9'9" x 6'9"

Double glazed window to rear aspect, radiator.

#### Family Bathroom

Double glazed window to front aspect, low level WC, wash hand basin, panel bath with mixer tap set, radiator, part tiled walls to compliment

#### Rear Garden

Commencing with wrap around patio area, remaining is laid to lawn with shrubs. there is an outbuilding which is used as a workshop, office by the current vendor.

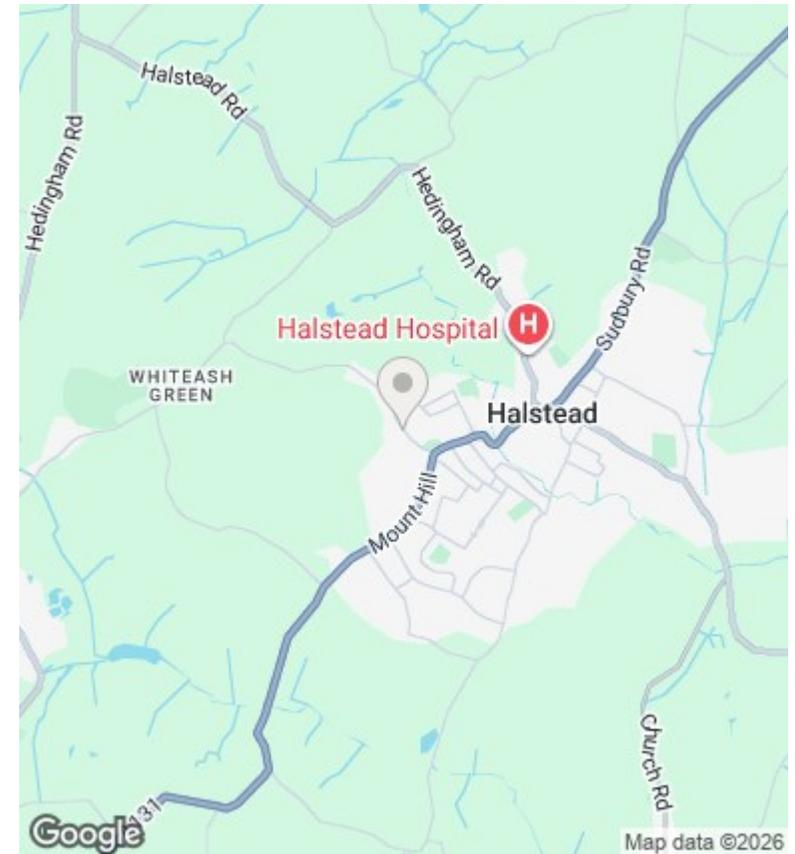
## Directions

## Viewings

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

## Council Tax Band

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	