



NP NICHOLAS
PERCIVAL

For Sale. 3 Tryon Court
Halstead, Essex CO9 1BX

Incorporating **BS** BIRCHALL
STEEL



3 Tryon Court, Halstead, Essex CO9 1BX

Offered with No Onward Chain, 3 Tryon Court provides well-proportioned accommodation arranged over two floors, including three double bedrooms, spacious sitting room, kitchen / dining room and family bathroom. Outside, there is an enclosed rear garden, single garage and allocated parking.

Whilst the property would benefit from some updating and modernisation, it offers a good layout and plenty of scope to create a home tailored to your own style and requirements. An ideal opportunity for a first-time buyer looking to take their first step onto the property ladder and put their own stamp on a home.

Agents Notes

Tenure Freehold | Gas Central Heating | EPC C | Council Tax Band C

Mains Gas, Water, Drainage and Electricity Connected

Stamp Duty Land Tax will need to be paid to purchase this property.

Please use the web link to the government website

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered.



The Property

A storm porch opens into the entrance hallway.

To the front is a spacious sitting room with an open fireplace and attractive surround, providing a comfortable space to relax.

At the rear is the kitchen / dining room, fitted with a range cooker, extractor hood and integrated dishwasher.

There is space for a large fridge / freezer and a range of cupboards and drawers providing good storage.

The dining area offers a practical space for family meals and entertaining.

A cloakroom completes the ground floor and also provides space and plumbing for a freestanding washing machine.

Upstairs are three double bedrooms, with the principal bedroom positioned to the rear and bedrooms two and three to the front.

The family bathroom completes the accommodation and comprises a bath with shower screen and mixer hose, wash hand basin and WC.

Outside

The enclosed rear garden is principally laid to lawn and provides a pleasant outdoor space, with scope for the new owner to landscape and personalise it over time.

A single garage is located within a small block of garages, with an allocated parking space directly in front.

Living in Halstead

Halstead is a popular market town set within the attractive Colne Valley, offering a relaxed lifestyle with a good range of independent shops, supermarkets, cafés, restaurants and local amenities. There are also a number of primary schools and a secondary school in and around the town, making it a practical choice for young families.

The surrounding countryside provides plenty of opportunities to enjoy the outdoors, with walks and open spaces close by, whilst the town itself offers a welcoming community atmosphere and a good selection of places to eat and socialise.

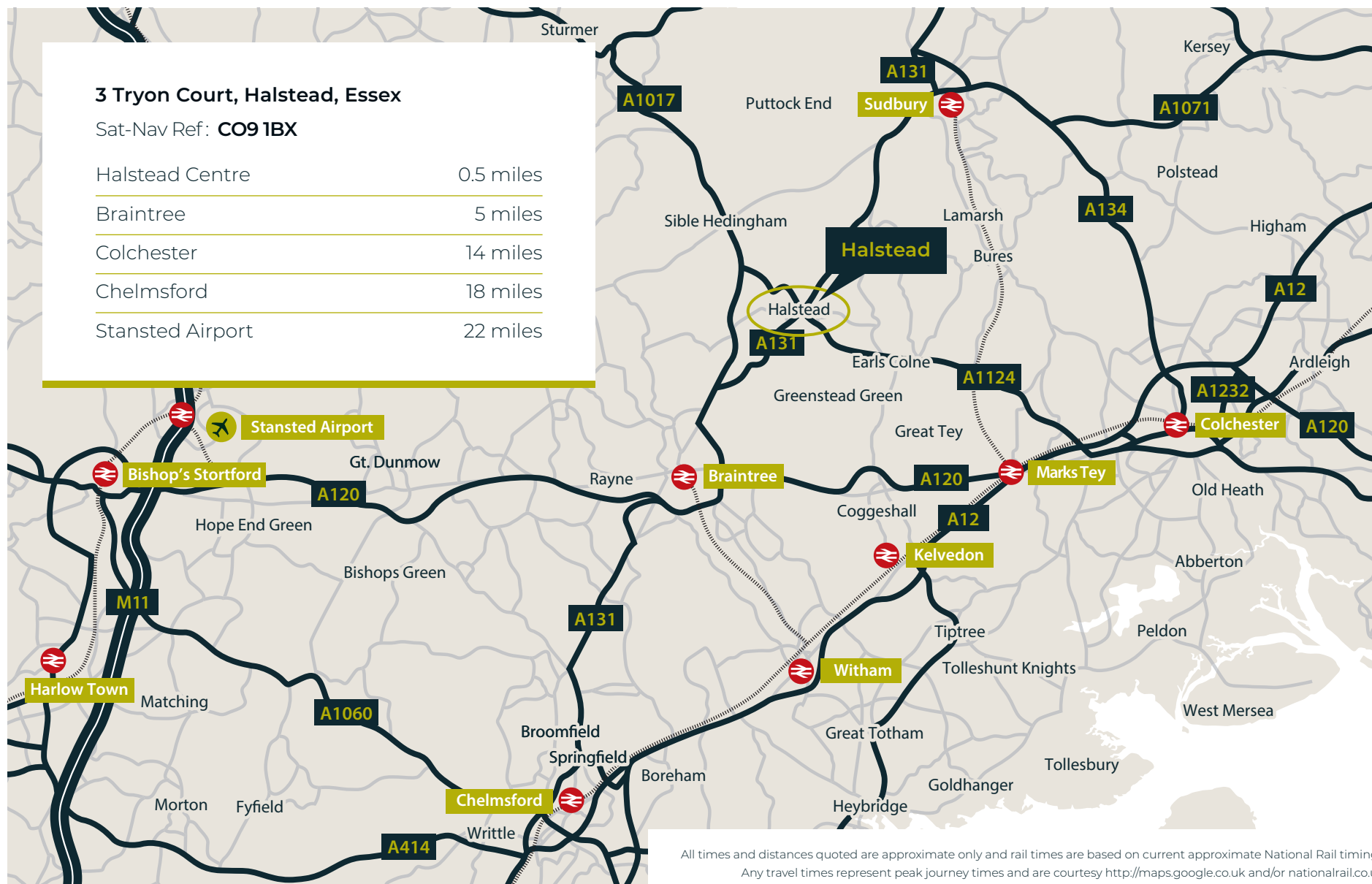
For commuters, nearby Wakes Colne station is within driving distance and provides a branch line service to Marks Tey, with onward journey times to London of approximately 50 minutes. Alternatively, Witham & Kelvedon stations both offer direct services to London Liverpool Street.

With its combination of space, parking, garden and potential for improvement, 3 Tryon Court offers an appealing opportunity for a first-time buyer to create a home of their own in a well-established and convenient part of Halstead.

3 Tryon Court, Halstead, Essex

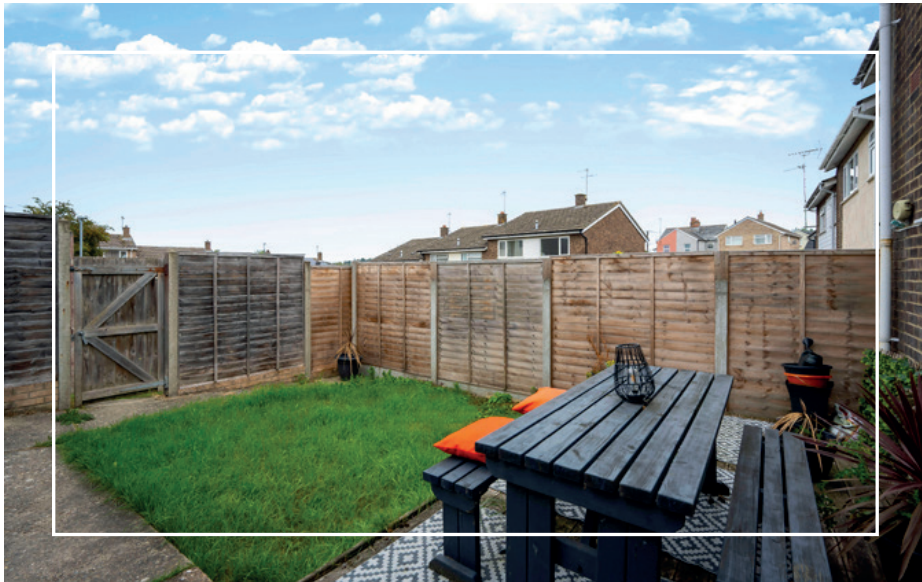
Sat-Nav Ref: **CO9 1BX**

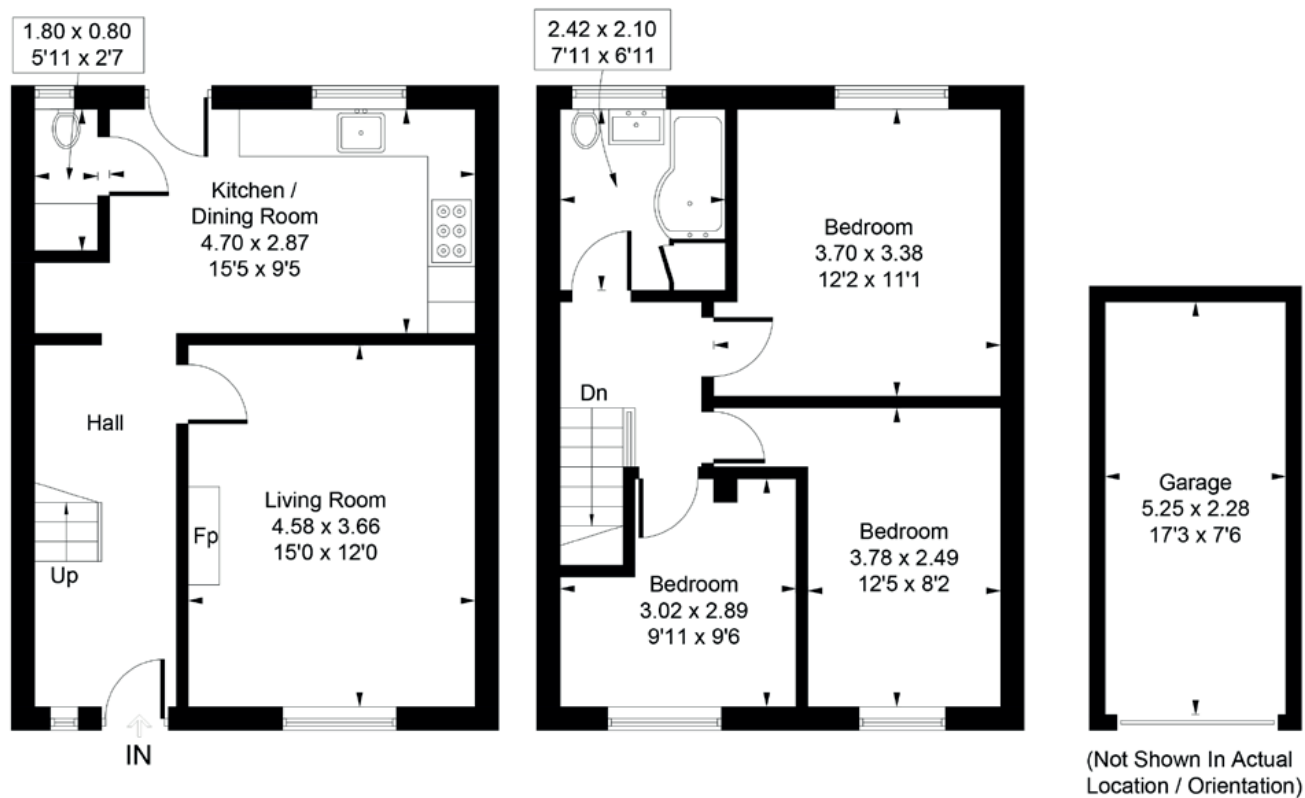
Halstead Centre	0.5 miles
Braintree	5 miles
Colchester	14 miles
Chelmsford	18 miles
Stansted Airport	22 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk







Key Features

- Three Double Bedrooms
- Ideal First-Time Purchase
- Scope for Updating & Modernisation
- No Onward Chain
- Spacious Sitting Room
- Kitchen / Dining Room
- Ground Floor Cloakroom
- Enclosed Rear Garden
- Single Garage & Allocated Parking
- Popular Residential Location
- Opportunity to Create Your Own Home



Approximate Gross Internal Area = 919 sq ft / 85.4 sq m

Garage = 130 sq ft / 12.1 sq m

Total = 1049 sq ft / 97.5

Illustration for identification purposes only. Measurements are approximate and not to scale.



Viewing is strictly by appointment with the Sole Selling Agents.



01206 563222

Dan Fuller | DFuller@nicholaspercival.co.uk

Sara Wilson | SWilson@nicholaspercival.co.uk

Julie Willats | JWillats@nicholaspercival.co.uk

nicholaspercival.co.uk

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.