



Lee Close, Halstead, CO9 2GG

welcome to

Lee Close, Halstead

**** No Onward Chain and a Desirable Halstead Location **** Three-bedroom semi-detached home close to schools and Vaizey Meadows, featuring an en-suite to the principal bedroom, spacious lounge, kitchen/diner with French doors, off-road parking, side access and a generous rear garden.



Entrance Hall

Radiator. Doors leading through to the downstairs cloakroom and lounge.

Downstairs Cloakroom

Suite comprising WC, wash hand basin, partly tiled walls, and radiator.

Kitchen/Diner

With window and patio doors overlooking and leading out to the rear garden. A fully fitted kitchen comprising matching base and eye-level units with built-in oven, hob, extractor hood, fridge/freezer, dishwasher, and washing machine. Inset spot lighting to the kitchen area and radiator. Door leading through to the lounge.

Lounge

With window to the front aspect, understairs storage cupboard and radiator.

Bedroom 1

With window overlooking the rear garden, built-in wardrobes and radiator. Door leading through to the en-suite.

En-Suite Shower Room

With window to the side aspect. Suite comprising of walk-in shower, wash hand basin, WC and radiator. Inset spot lighting.

Bedroom 2

With window to the front aspect and radiator.

Bedroom 3

With window to the front aspect and radiator.

Family Bathroom

With window to the side aspect. Suite comprising of panel bath, wash hand basin and WC. Radiator and inset spot lighting.

Outside

To the front of the property, a driveway provides off-road parking for several vehicles. Gated side access leads to the rear garden, which comprises a patio area, lawn and decked seating area.

Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (inclusive of VAT) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks, this is per transaction, not per person buying. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Lee Close, Halstead

- No Onward Chain
- Three Bedrooms
- Family Bathroom & En-Suite
- Downstairs WC
- Kitchen/Diner

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HST108562 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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