



25 TIDINGS HILL

Halstead, Essex, CO9 1BW

Guide price £260,000 to £265,000

DAVID
BURR



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A characterful two bedroom Victorian mid terrace house which offers a very appealing mix of contemporary and period features, and is blessed with dedicated parking and a delightful landscaped rear garden. Ideally situated for access to the town centre, highlights of the property also include; a well-proportioned open plan living room, two generous bedrooms and a useful *loft room.

A part glazed entrance door provides access to the open plan living and dining spaces which combined are of an excellent size. Two parallel fireplaces, including one with a log burner, create the focal points and windows to both front and rear allow for plenty of natural lighting. From this practical, but cosy living space a doorway opens to the rear garden and access is also presented to the kitchen passing the stair well to the right hand side.

The kitchen is comprehensively fitted with soft closing storage cabinets at both eye and floor level and countertops either side. The sink is positioned below a window overlooking the rear garden. There is space for a dishwasher and washing machine, integrated electric oven and gas hob. The wall mounted boiler was installed in 2025 and with windows to two elevations there is plenty of natural lighting.

To the first floor level access from the landing is provided to the main bedroom, which is located at the front of the house and features two double fitted wardrobes, the second bedroom, bathroom and loft space via retractable ladder. The loft space has been adapted with boarding, laminate type flooring and roof light.

Outside

A block paved pathway leads from the rear door and opens to a small seating area immediately behind the house and steps. these lead to the next tier, with the block paving continuing to form a circular patio, which at the height of summer is quite a sun trap. Trellis work and a wonderful wisteria separate the next section of garden which is currently dedicated to a lay z spa (not included) on account of its privacy and tranquillity. A very useful garden shed can also be found. There is an external power supply and property enjoys the benefit of a right of way leading to a side passage way.

The well presented accommodation comprises:

Two bedrooms	Kitchen
Bathroom	Secluded rear garden
Landing and retractable ladder for loft room	Off road parking
Open plan living/dining room	Convenient town location

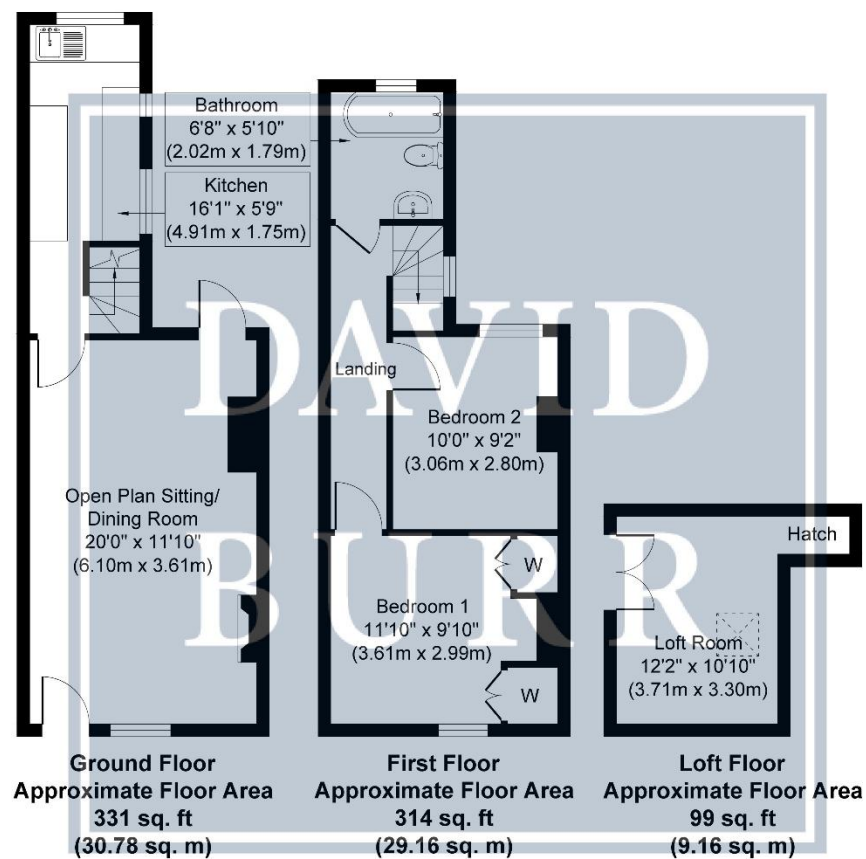
Location

Halstead is a popular market town with a good range of facilities including shops, banks, post office, public houses, restaurants, schools and St Andrews church. The nearby towns of Sudbury 7 miles and Braintree 7 miles provide further facilities including mainline station from the latter. Witham 13 miles and Kelvedon 11 miles and Braintree all provide rail links to London Liverpool Street. The A120 gives fast access to the M11 and Stansted Airport.

Access

Sudbury 7 miles	Bury St Edmunds 25 miles
Braintree 7 miles	Braintree-Liverpool St – 60 mins
Colchester 10 miles	Stansted approx. 30 mins
Chelmsford 19 miles	M25 J27 approx. 50 min





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Additional information

Services: Main water, electricity and drainage

Gas fired heating to radiators. EPC rating: D

Council tax band: B Broadband: TBC

Tenure: Freehold Construction type: Solid walls

Broadband speed: up to 1800 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. DAVIDBURR.CO.UK

Contact details

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**DAVID
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