







36E Kings Road	THREE BEDROOMS
	CENTRAL HEATING
Halstead	FITTED KITCHEN CHOICE
CO9 1HA	LOUNGE/DINER
	EN-SUITE SHOWER TO MASTER
£330,000	BATHROOM SUITE
Freehold	DOUBLE PARKING





Part glazed composite entrance door with attractive outer UPVC plastic canopy with downlighting under a tiled roof.

HALL

Turning stairs rise to the first floor. Under floor heating.

CLOAKROOM

Suite comprising low level WC, wash hand basin with cupboard under. Double glazed window to front. Under floor heating.

KITCHEN

10' 0" x 8' 9" (3.05m x 2.67m) UPVC double glazed window to front. A quality How dens kitchen of choice to be installed together with various appliances within the allowance.

LOUNGE DINER

15' 10" x 15' 2" (4.83m x 4.62m) UPVC French doors and window to rear aspect. Cupboard housing the water cylinder. Under floor heating.

LANDING

Radiator. Access to loft space, which we understand is insulated with fitted light. Over stairs cupboard.

BEDROOM ONE

14' 3" x 11' 9" (4.34m x 3.58m) UPVC double glazed window to rear. Radiator.

EN-SUITE SHOWER

Comprising shower cubicle, (to be tiled), sliding semi circular door, low level WC, wash hand basin. UPVC double glazed window to rear. Chrome ladder radiator.

BEDROOM TWO

13' 3" x 8' 11" (4.04m x 2.72m) Radiator. UPVC double glazed window to front. Fitted wardrobe cupboard.

BEDROOM THREE

9' 6" x 9' 2" (2.9m x 2.79m) Radiator. UPVC double glazed window to rear. Two single wardrobe cupboards.

BATHROOM

Suite comprising full length panel bath, part tiling, shower over. Low level WC, wash hand basin. Double glazed window to front. Chrome ladder radiator.

OUTSIDE

Front - a neat landscape of lawn with path to main entrance. The rear extends to approximately 35'10 in depth x 18'3. Samsung air source heat pump. Patio terrace, path to rear boundary, law ned area adjacent. Concrete base and wooden shed. Gate to two large parking spaces adjacent to the rear boundary. Enclosed by lapped panelled fencing.

SERVICES

We understand mains electricity and water are connected to the property.

AGENT'S NOTE

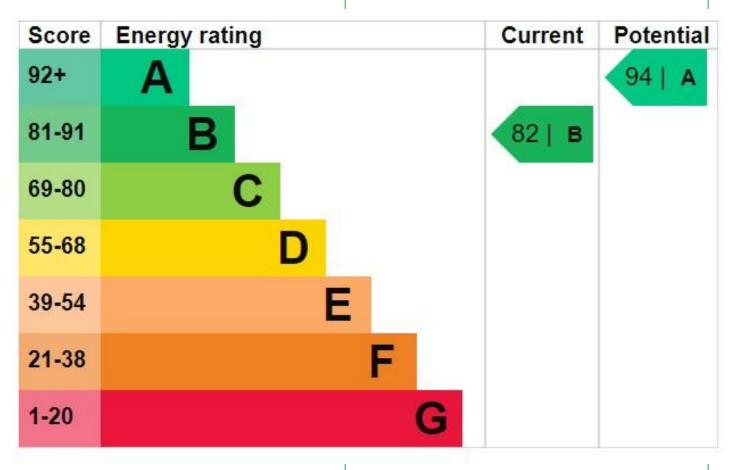
There will be a choice with this plot for all floor coverings with an allowance included. This includes kitchen choice and various appliances also.

To be confirmed - there will be an annual contribution paid by the residents towards maintenance of the surface water.





Local Authority	Braintree District Council
Council Tax Band EPC Rating	С
EPC Rating	В
· · · · · · · · · · · · · · · · · · ·	



Halstead

17 High Street Halstead Essex CO9 2AA Contact 01787 479988 homes@scottmaddison.co.uk www.jupix.com Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.