







44 Conies Road	LOUNGE DINER
	two bedrooms
Halstead	BATHROOM SUITE
CO9 1BB	KITCHEN
	GAS RADIATOR CENTRAL HEATING
£177,500	UPVC DOUBLE GLAZING
Leasehold	IDEAL FIRST/INVESTMENT PURCHASE







Secure communal entrance door to

ENTRANCE HALL

Stairs rise to the first floor. Large walk-in associated cupboard on landing adjacent to the front door.

HALL

Spacious walk-in cupboard.

LOUNGE DINER

17' 9" x 12' 6" (5.41m x 3.81m) Double glazed window to front. Door to balcony terrace. Double radiator.

KITCHEN

10' 10" x 8' 2" (3.3m x 2.49m) Comprising stainless steel one and a half bowl single drainer sink unit, work top surfaces to both sides. Range of base units. Recess and plumbing for automatic washing machine. Cupboard housing the gas fired boiler. Double cupboard adjacent. Pantry cupboard. INNER HALL Radiator. Cupboard.

BEDROOM ONE

14' 1" x 11' 6" (4.29m x 3.51m) Double glazed window to front and side aspects. Built in cupboard. Radiator.

BEDROOM TWO

11' 10" x 11' 2" (3.61 m x 3.4m) Built in cupboard. Double glazed window to rear. Radiator.

BATHROOM

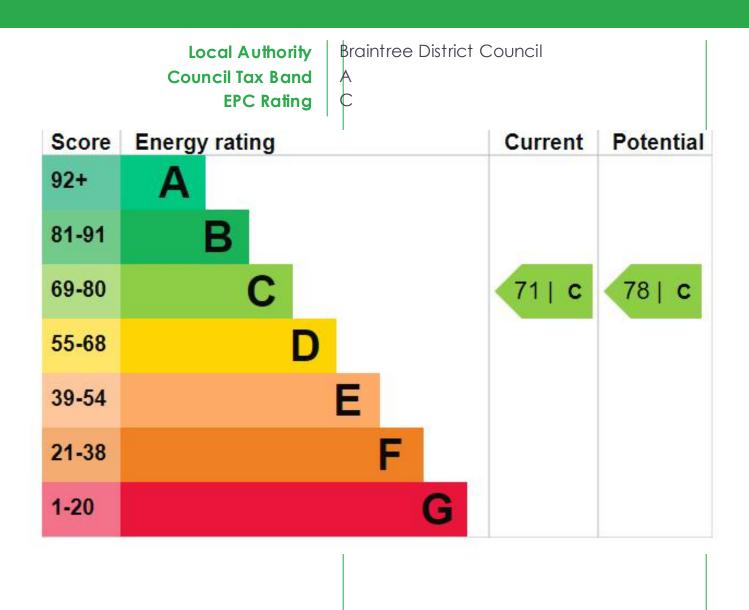
Suite comprising panelled bath, low level WC, wash hand basin. Electric shower over bath. Double glazed window to rear.

OUTSIDE

Communal landscape including lawn, various bushes and trees to the front. To the rear, residents parking and drying area.

LEASE DETAILS

We understand from the current vendors there are approximately 96 years remaining on the lease. The service charge incorporating ground rent and building's insurance is approximately £400 per annum.



Halstead

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