



**SCOTT
MADDISON**



44 Conies Road

Halstead
CO9 1BB

£177,500
Leasehold

LOUNGE DINER
TWO BEDROOMS
BATHROOM SUITE
KITCHEN
GAS RADIATOR CENTRAL HEATING
UPVC DOUBLE GLAZING
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" (3.61m 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.

Local Authority
Council Tax Band
EPC Rating

Braintree District Council

A

C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 c | 78 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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.