



**SCOTT  
MADDISON**



**8 Gibson Road**

Sible Hedingham  
Halstead  
CO9 3JE

**£248,000**  
**Freehold**

TWO BEDROOMS  
SEMI DETACHED BUNGALOW  
KITCHEN DINER  
LOUNGE  
VIEWING RECOMMENDED  
40' REAR GARDEN





The accommodation with approximate room sizes: GROUND FLOOR: Half glazed entrance door to:

### **LARGE HALL**

22' 11" (6.99m (length). Wood laminate flooring. Radiator. Access to loft space with fitted ladder, partly boarded and Velux skylight.

### **LOUNGE**

11' 11" x 11' 11" (3.63m x 3.63m) Double glazed window to front. Radiator. Wooden flooring.

### **BEDROOM ONE**

11' 11" x 8' 5" (3.63m x 2.57m) Wooden flooring. Double glazed window to side. Double radiator.

### **KITCHEN/DINER**

13' 9" x 13' 5" (4.19m x 4.09m) An open plan room with skylight providing natural daylight. Wooden flooring. Stainless steel circular sink unit with mixer tap. Work top surfaces to both sides. Range of base units incorporating cutlery drawers, matching wall cupboards over. Four ring electric hob, oven and grill under. Cupboard housing the gas fired boiler. Work top, breakfast bar and plumbing for washing machine. Double glazed window to rear. Half glazed door to garden.

### **BEDROOM TWO**

10' 2" x 7' 6" (3.1m x 2.29m) Double glazed window to rear and side. Radiator.



## **BATHROOM**

White suite comprising full length panelled bath with shower attachment over and screen, low level WC and pedestal wash basin. Chrome ladder radiator.

## **OUTSIDE**

Rear low maintenance pretty landscape extending to approximately 40' in depth, being mainly laid to lawn with path leading to the rear boundary. Timber garden shed. Front small enclosed garden.

**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Braintree District Council

A

E



**Halstead**

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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.