



**SCOTT
MADDISON**



36 Godwin Close

Halstead
CO9 1XA

Asking Price Of **£285,000**
Freehold

GAS RADIATOR CENTRAL HEATING
NEW BATHROOM SUITE
THREE BEDROOMS
LOUNGE/DINER
FITTED KITCHEN
CLOAKROOM
GARAGE



Replacement composite entrance door to:

SPACIOUS HALLWAY

Wood laminate flooring. Stairs rise to the first floor with cupboard under. Radiator.

CLOAKROOM

Suite comprising low level WC and hand wash basin. Wood laminate flooring. Double glazed window to front.

CLOAKS CUPBOARD PLUS NARROW CUPBOARD ADJACENT

KITCHEN

9' 1" x 9' 1" (2.77m x 2.77m) Comprising circular stainless steel sink unit with mixer tap. Sweeping worktop surfaces to both sides. Built in electric oven and grill, three ring gas hob over with extractor fan above. Range of base units and matching wall cupboards. Plumbing for automatic washing machine. Gas boiler. Double glazed window to front. Tiled flooring.



L-SHAPED LOUNGE/DINER

18' 5" x 15' 6 max " (5.61m x 4.72m max) Wood laminate flooring. Two radiators. Double glazed window and French doors to rear.

FIRST FLOOR

LANDING

Access to loft space which we understand is insulated and part boarded. Airing cupboard.

BEDROOM ONE

13' 8" x 8' 11" (4.17m x 2.72m) Double glazed window to front. Radiator.

BEDROOM TWO

10' 11" x 9' 7 plus door recess" (3.33m x 2.92m plus door recess) Double glazed window to rear. Radiator.

BEDROOM THREE

8' 6" x 7' 11" (2.59m x 2.41m) Double glazed window to rear. Radiator.

BATHROOM

Recently updated tasteful white suite comprising larger than average bath with rain shower over. Low level WC and wash hand basin. Half tiled walls. Tiled flooring. Double glazed window to front. Radiator.

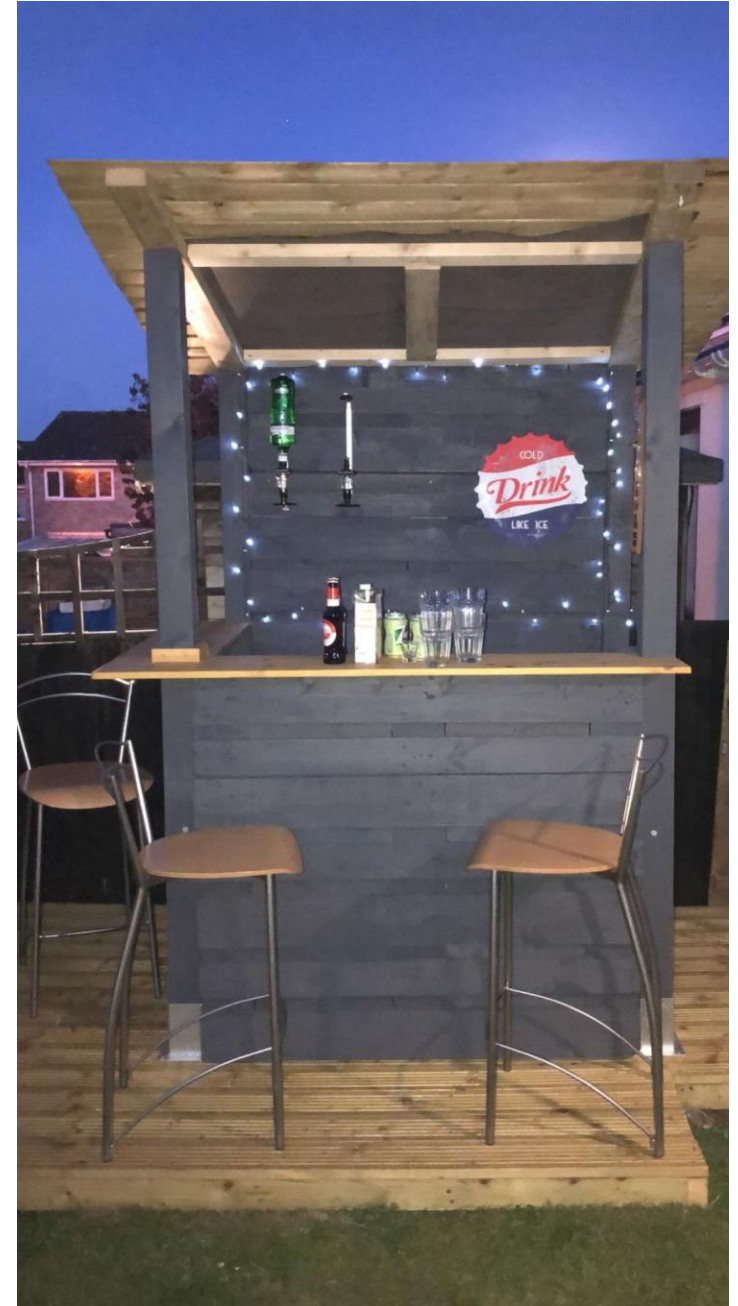
OUTSIDE

The rear gardens extends to approx. 32ft in depth, enjoying a sunny aspect. Patio terrace to the immediate rear. A beautiful established landscaping including young and mature shrubs and trees, including bamboo. Wooden seating area occupying the rear boundary under a part covered pergola. Storage shed adjacent. Gate provides access to a walkway. Wooden constructed entertaining bar. FRONT - established garden with numerous flower and shrub borders and mature trees. Walkway leads to the GARAGE - single brick built garage with up and over door on block nearby.

SERVICES

Main services including water, gas and electricity are connected to the property.





Local Authority
Council Tax Band
EPC Rating

Braintree District Council
B
C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.