



**SCOTT
MADDISON**



8 Warburton Avenue

Sible Hedingham
Halstead
CO9 3JX

£289,950
Freehold

LOUNGE DINER
TWO BEDROOMS
WET ROOM
GAS RADIATOR CENTRAL HEATING
KITCHEN
50' REAR GARDEN
OFF ROAD PARKING/GARAGE



UPVC sliding door to

PORCH

Glazed door to

HALL

Wood laminate flooring. Access to the loft space, which we understand is insulated, part boarded, fitted ladder, power and light and houses the gas combination boiler. Airing cupboard. Radiator.

WET ROOM

Fully tiled. Chrome ladder radiator. Low level WC, wash hand basin. Shower section. Double glazed window to side.

LOUNGE

14' 8" x 10' 9" (4.47m x 3.28m) UPVC double glazed window to front. Double radiator. Wood laminate flooring. Electric fire in surround.



KITCHEN

10' 10" x 8' 8" (3.3m x 2.64m) Comprising stainless steel single drainer sink unit, work top surfaces to both sides. Recess and plumbing for automatic washing machine. Fridge to remain. Four ring gas hob, gas oven and grill under, extractor canopy over. Further wall and base cupboards. Double glazed window and door to side.

BEDROOM ONE

12' 7" x 10' 8" (3.84m x 3.25m) Double glazed window to rear. Two built in double cupboards. Vanity area with cupboards over.

BEDROOM TWO

11' 11" x 9' 6" (3.63m x 2.9m) Wood laminate flooring. Double glazed French doors to rear. Radiator.

OUTSIDE

The rear garden extends to approximately 50' in depth, patio terrace to the immediate rear. Three tiered raised lawned sections, various flower and shrub display borders. Timber garden shed occupying the rear boundary with armoured cabling, power and light. Concrete sectional DETACHED GARAGE with up and over door, power and light connected. Storage shed with power adjoining. Drive to the side with parking for two to three vehicles. Block paved front garden area also for additional parking.

SERVICES

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



Local Authority
Council Tax Band
EPC Rating

Braintree District Council
C
C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 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.