# SCOTT MADDISON

**29 Belle Vue Terrace**

Halstead
CO9 2DD

**£200,000**
**Freehold**

UPVC DOUBLE GLAZING

LOUNGE

KITCHEN/DINER

GROUND FLOOR BATHROOM

TWO BEDROOMS

FRONT AND REAR GARDENS

NO ONWARD CHAIN

UPVC half glazed entrance door to:

### LOUNGE
11' 5" x 11' 4" (3.48m x 3.45m)
Double glazed windows to front and side. Open fireplace with brick surround, mantle and chimney breast. Wood laminate flooring.

### KITCHEN/DINER
11' 3" x 8' 10" (3.43m x 2.69m)
Comprising stainless steel single drainer sink unit with worktops and base units. Plumbing for dishwasher and washing machine. Built in four ring gas hob, electric oven and grill under, extractor fan over. Turning stairs rise to the first floor.

### INNER LOBBY
Half glazed door to side.

## BATHROOM

White suite comprising panelled bath with electric shower and attachment over, low level Wc and wash hand basin. Double glazed window to rear. Storage cupboard.

## FIRST FLOOR

## LANDING

Double glazed window to side.

## BEDROOM ONE

11' 2" x 10' 9" (3.4m x 3.28m)
Double gazed window to front.
Radiator.

## BEDROOM TWO

11' 1" x 9' 1" (3.38m x 2.77m)
Double glazed window to rear.
Radiator. Access to loft space.
Cupboard housing the gas combination boiler.

## OUTSIDE

Enclosed small concrete courtyard with former outside WC now brick storage shed. Gatre providing foot and barrow access. FRONT lawned garden section with path for neighbouring residents and barrow access.
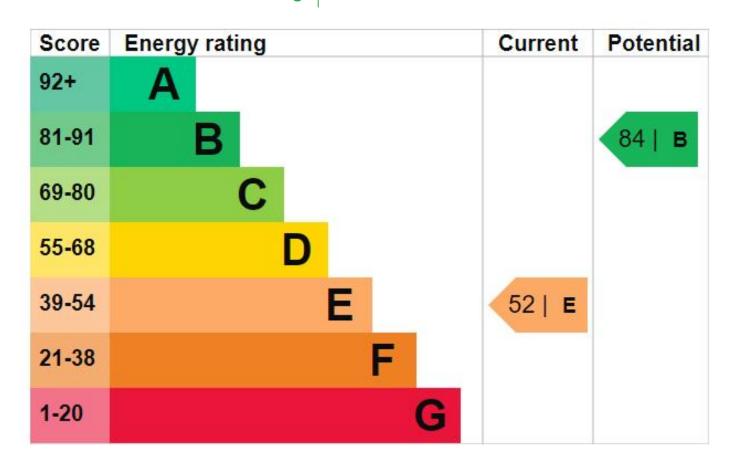
## SERVICES

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

| | | **Local Authority** | Braintree District Council |
| | | **Council Tax Band** | A |
| | | **EPC Rating** | E |

| Score | Energy rating | Current | Potential |
|-------|--------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 \| B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 52 \| E | |
| 21-38 | F | | |
| 1-20 | G | | |

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