



**SCOTT
MADDISON**



13 Alexandra Road

Sible Hedingham
Halstead
CO9 3ND

Offers Over **£270,000**
Freehold

KITCHEN
LOUNGE
DINING ROOM
CONSERVATORY
THREE BEDROOMS
SHOWER ROOM
GAS RADIATOR CENTRAL HEATING





Half glazed entrance door to

PORCH

Door to long hall.

DINING ROOM

14' 11" x 7' 7" (4.55m x 2.31m)

Double glazed window to front.

KITCHEN

10' 2" x 7' 4" (3.1m x 2.24m)

Comprising stainless steel one and a half bowl single drainer sink unit, work top surfaces to both sides. Range of base units and wall cupboards. Recess and plumbing for automatic washing machine. Double glazed window to front.

LOUNGE

19' 1" x 12' 4" (5.82m x 3.76m)

Electric fire. Double glazed window to rear. Stairs rise to the first floor. Opening to

CONSERVATORY

8' 4" x 8' 3" (2.54m x 2.51m)

Under a sloping roof. Double glazed door to side.

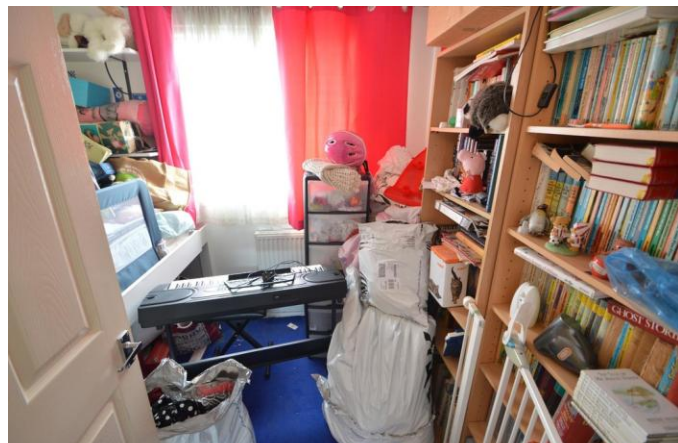
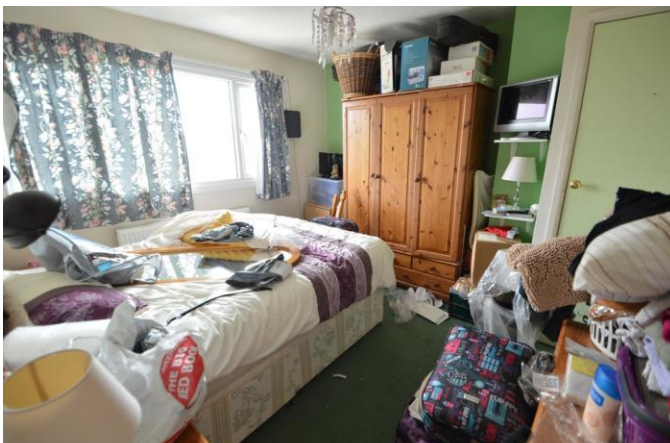
LANDING

Access to insulated loft space.

BEDROOM ONE

12' 3" x 11' 9" (3.73m x 3.58m)

Double glazed window to front. Radiator.



BEDROOM TWO

11' 1" x 10' 5" (3.38m x 3.18m)

Double glazed window to rear. Cupboard housing gas boiler. Radiator.

BEDROOM THREE

6' 11" x 6' 9" (2.11m x 2.06m)

Double glazed window to rear. Radiator.

SHOWER ROOM

Walk in shower cubicle, low level WC, wash hand basin. Double glazed window to front. Radiator.

OUTSIDE

The rear garden extends to approximately 30' in depth. Concrete area to the immediate rear. Presently requires tidying, overgrown in sections. Timber garden shed. Off road parking to the front for one vehicle, concrete raised path to entrance.

SERVICES

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



Local Authority
Council Tax Band
EPC Rating

Braintree District Council

B

D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 66 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.