



**SCOTT  
MADDISON**



**30a High Street**

Halstead  
CO9 2AP

**£225,000**  
**Leasehold**

FITTED KITCHEN BREAKFAST ROOM  
BATHROOM  
DINING AREA  
SITTING ROOM  
TWO BEDROOMS  
GAS RADIATOR CENTRAL HEATING  
WALLED GARDEN



Part glazed entrance door and stairs rise to the first floor with access to both flats 30a and 30b. Cupboard housing electric meter. Entrance door to

### **KITCHEN BREAKFAST ROOM**

16' 4" x 11' 0 max" (4.98m x 3.35m)

Beautifully presented room comprising enamel one and a half bowl single drainer sink unit with mixer tap. Butcher's block work top surfaces to both sides. Extensive range of base units with matching wall cupboards over. Built in five ring gas hob with electric oven and grill under, extractor canopy over. Integrated fridge freezer, dishwasher and washing machine. Concealed lighting to work top surfaces. Cupboard housing the gas fired boiler. Two windows to rear. Double radiator. Feature fire place with part red brick exposed chimney breast above.

### **INNER HALL**

Stairs rise to the second floor, storage cupboard under.

### **BATHROOM**

Suite comprising full length panelled bath with shower attachment and glass screen, low level WC, wash hand basin. Ladder radiator. Window to rear. Fully tiled walls.



### DINING AREA

22' 6" x 6' 4" (6.86m x 1.93m)

Two double radiators. Window to rear and front aspects. Exposed beams.

### SITING ROOM

13' 1" x 11' 1" (3.99m x 3.38m)

Window to front aspect. Double radiator. Exposed beams. Original structure features.

### SECOND FLOOR LANDING

Two storage cupboards.

### BEDROOM ONE

17' 4" x 8' 10" (5.28m x 2.69m)

Two windows to front aspect. Two double radiators. Free standing large white bath, rolled at one end. Vaulted ceiling. Two walk-in wardrobe cupboards.

### BEDROOM TWO

15' 0" x 13' 0 max" (4.57m x 3.96m) (Restricted head height).

Velux window providing natural daylight. Window to rear. Double radiator.

### OUTSIDE

From the basement entrance door, the path leads to the 50' mature walled established garden with mature fish pond, raised flower beds, low maintenance gravel to remainder. Path and enclosed alleyway leads to the High Street.

### LEASE DETAILS

We are advised that the current ground rent is approximately £100 per annum, reviewed every 25 years. The leaseholder is liable for one quarter share of the building insurance which is approximately £490 per annum. Note, there are 67 years remaining on the lease. The current vendor will be extending this to 99 years prior to completion taking place.

### AGENTS NOTE

Refurbishment was carried out in 2020, new roof, new insulation, new boiler and heating system, new electrical system, new floor to lounge, new kitchen and bathroom.







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

Braintree District Council  
B  
E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62   D
39-54	E	53   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.