





30a High Street

FITTED KITCHEN BREAKFAST ROOM

BATHROOM

Halstead

DINING AREA

CO9 2AP

SITTING ROOM

TWO BEDROOMS

£225,000 Leasehold 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.

SITTING ROOM

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

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.

















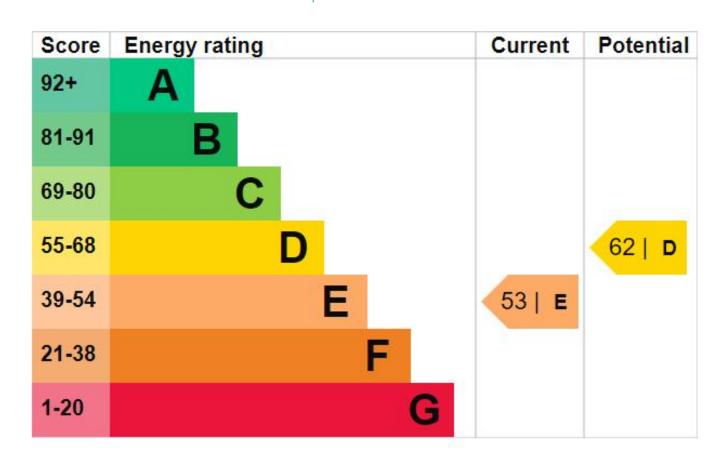


Local Authority Council Tax Band EPC Rating

Braintree District Council

В

Е



Halstead

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