



**SCOTT
MADDISON**



188 Swan Street
Sible Hedingham
Halstead
CO9 3PT

£290,000
Freehold

UPVC DOUBLE GLAZING
GAS RADIATOR CENTRAL HEATING
KITCHEN
LOUNGE DINER
THREE BEDROOMS
FOUR PIECE BATHROOM SUITE
VILLAGE LOCATION



Half glazed UPVC entrance door to

HALL

Stairs rise to the first floor. Radiator.

KITCHEN

12' 5" x 9' 10" (3.78m x 3m)

Comprising stainless steel single drainer sink unit with work top surfaces to both sides. Recess and plumbing for automatic washing machine. Gas combination boiler. Double glazed window to front. Wall and base units. Double radiator.

LOUNGE DINER

19' 7" x 17' 4 reducing to 9' 8" (5.97m x 5.28m)

Double glazed window to rear and side. Double French doors to garden. Open feature fire place.

LANDING

Access to loft space, which we understand is insulated, boarded and has a fitted light.

BEDROOM ONE

11' 1" x 11' 0" (3.38m x 3.35m)

Double glazed window to front. Radiator.

BEDROOM TWO

9' 2" x 8' 8" (2.79m x 2.64m)

Double glazed window to rear. Radiator. Built in cupboard.



BEDROOM THREE

10' 5" x 8' 7" (3.18m x 2.62m)

Double glazed window to rear. Radiator.

BATHROOM

(With connecting door from landing and bedroom one). Panelled bath, low level WC, wash hand basin, shower cubicle.

OUTSIDE

The rear garden is mainly laid to lawn. Two timber sheds. Extending to approximately 75' in depth. Gate occupying the rear boundary providing a walk way and access to Swan Street. The property has side access to the front, raised lawned garden area.

SERVICES

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

AGENT'S NOTE

There is no allocated car parking in this instance.



Local Authority
Council Tax Band
EPC Rating

Braintree District Council

B
D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 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.