



**SCOTT
MADDISON**



25 High Street

Halstead
Essex
CO9 2AA

£115,000
Freehold

PROMINENT POSITION
NO ONWARD CHAIN
LARGE RECEPTION ROOM
CLOAKROOM
KITCHEN AREA
STORE ROOM
DRY CELLAR



Entrance door to:

RECEPTION/OPEN PLAN FRONT

18' 5" x 14' 2" (5.61m x 4.32m) Two large display windows to front. Steps up to:

SEPARATE WC

Comprising low level WC and wash hand basin. Extractor fan.

KITCHEN AREA

Comprising sink, worktops and cupboards.

REAR STORE ROOM

12' 5" x 5' 11" (3.78m x 1.8m) Window to rear. Door and stairs to:

BASEMENT CELLAR

12' 4" x 12' 0" (3.76m x 3.66m) Having been recently tanked/insulated. Currently a dry store option. Water heater. Air conditioning unit.

SERVICES

We understand electricity and mains water are connected to the premises.



Local Authority
Council Tax Band
EPC Rating

Braintree District Council

A

N/A

Halstead
17 High Street
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Contact
01787 479988
homes@scottmaddison.co.uk
www.scottmaddison.co.uk

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.