



Kings Road, Halstead, CO9 1UQ

welcome to

Kings Road, Halstead

Situated in the popular market town of Halstead, this two-bedroom mid-terrace house offers well-proportioned accommodation, a private rear garden, 2 private off road parking spaces, and convenient access to local amenities. Ideal for first-time buyers, investors, or downsizers.



Entrance Hall

Entrance door to front aspect. Doors giving access to the cloakroom and lounge. Leads through to the kitchen. Stairs rising to the first floor.

Cloakroom

Window to front aspect. Suite comprising wc and hand basin. Radiator.

Kitchen

12' x 5' 3" (3.66m x 1.60m)

Window to front aspect. Range of matching wall and base units with work surfaces over. Oven and hob. Sink, drainer with mixer tap. Space for a washing machine.

Lounge

13' 11" max x 11' max (4.24m max x 3.35m max)

French doors leading to the garden. Built in cupboard.

Landing

Doors giving access to the bedrooms and bathroom.

Bedroom One

11' 9" max x 8' 10" max (3.58m max x 2.69m max)

Two windows to the front aspect. Double size bedroom wit a built in cupboard. Radiator.

Bedroom Two

112' 2" x 9' 3" (34.19m x 2.82m)

Window to rear aspect. Double size bedroom. Radiator.

Bathroom

6' x 5' 9" (1.83m x 1.75m)

Suite comprising wc, wash basin with vanity unit and bath with shower over and screen. Heated towel rail.

Outside

To the front there is a pathway leading to the entrance door.

To the rear there is steps leading down to the lawn area. Shed. Gated access leads to 2 private off road parking spaces.

Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (inclusive of VAT) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks, this is per transaction, not per person buying. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Kings Road, Halstead

- Mid-terrace house
- Two double bedrooms
- Well maintained throughout
- Ideal for First Time Buyers
- Two private off road parking spaces

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HST108466 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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