



Acorn Avenue, Halstead, CO9 1LQ

welcome to

Acorn Avenue, Halstead

This one bedroom house is set in a cul-de-sac location and within close proximity of Halstead's town centre.



Entrance

Is via a storm porch with lighting to the entrance door.

Lounge

Boasting dual-aspect windows to the front and side, the property enjoys a bright and spacious lounge area, which leads seamlessly through to the kitchen.

Kitchen

With a window overlooking the rear garden, the kitchen is fitted with a range of base and wall units and offers space for a variety of appliances

Landing

Accessed via a spiral staircase from the ground floor, the first-floor landing benefits from a cupboard housing the hot water tank, with doors leading to the bedroom and bathroom.

Bedroom

The bedroom benefits from a window to the front aspect and fitted built-in wardrobes, providing ample storage space

Bathroom

The bathroom features a window to the side aspect and is fitted with a suite comprising a panel-enclosed bath, wash hand basin and WC

Outside

The private rear garden is predominantly laid to lawn and benefits from a garden shed, providing useful outdoor storage. Outside tap. The property also enjoys the advantage of two allocated parking spaces

Agents Note

The heating is Economy Seven electric heating.

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

Acorn Avenue, Halstead

- Cul-de-sac Location
- Two Parking Spaces
- Private Garden
- **Guide Price £170,000 - £180,000
-

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HST108538 - 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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