

50 HEDINGHAM ROAD

Halstead, Essex, CO9 2DJ

Guide price £220,000 to £230,000

DAVID BURR









50 Hedingham Road, Halstead, Essex, CO9 2DJ

No on going chain. A delightful two bedroom mid terrace house, dating from the Victorian period, with some wonderful brick detail and embellishments, conveniently situated approximately 300 meters from the town centre. The property presents very favourably indeed, feeling bright, crisp and clean, having recently been re-decorated, and previously modernised, and would make for an excellent first purchase. A surprisingly spacious garden is also provided, offering future custodians the ideal space for entertaining.

A composite entrance door provides the access to the cosy bright and airy sitting room. The former fireplace currently houses an electric fire, and there is a window to front. The dining room features a window to rear, stairs to the first floor and useful storage below.

The kitchen is located to the rear of the building and is fitted with wall cabinets and base cupboards, complimented by a slate tiled floor. A Butler style sink sits below the rear facing window, and there are timber counter tops. A combination type gas boiler is wall mounted and a door to the side provides access to the exterior, thence to a brick built storage shed, immediately behind and adjoining the house (which houses the washing machine).

To the first floor the landing provides access to two bedrooms and bathroom, to include one double, with a lovely former fireplace, one single in size in which is access to loft space and the bathroom, which features a shower over the bath, linen cupboard and window to rear. A useful storage cupboard is also extant on the landing and the consumer unit.

The rear garden is lawned with timber shed and base, at the far end.

Agents note;
There is a right of passage for the neighbouring terrace house (No48.), across the rear of the building.

The well presented accommodation comprises:

Two independent bedrooms	Kitchen with timber counter tops
First floor bathroom	Dining room
Sitting room	Rear garden
No on going chain	Very convenient location
Fine-looking period building	Previously modernised

Location

Halstead is a popular market town with a good range of facilities including shops, banks, post office, public houses, restaurants, schools and St Andrews church. The nearby towns of Sudbury 7 miles and Braintree 7 miles provide further facilities including mainline station from the latter. Witham 13 miles and Kelvedon 11 miles and Braintree all provide rail links to London Liverpool Street. The A120 gives fast access to the M11 and Stansted Airport.

Access

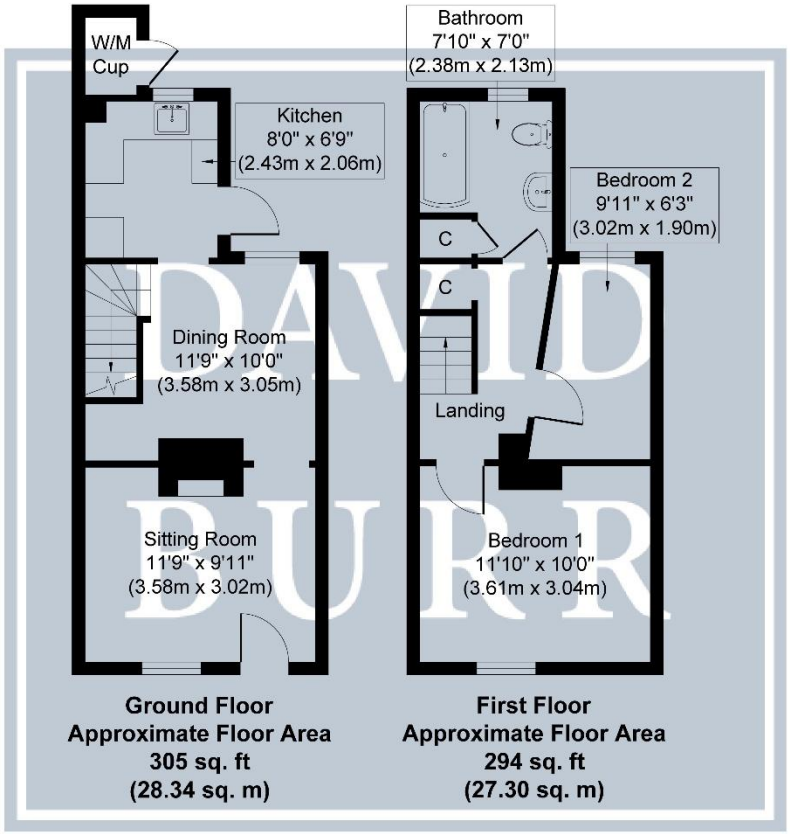
Sudbury 7 miles	Bury St Edmunds 25 miles
Braintree 7 miles	Braintree-Liverpool St – 60 mins
Colchester 10 miles	Stansted approx. 30 mins
Chelmsford 19 miles	M25 J27 approx. 50 min











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Additional information

Services: Main water, electricity and drainage

Gas fired heating to radiators. EPC rating: C

Council tax band: B Broadband: None known

Tenure: Freehold Construction type: Brick

Conservation area: Yes

Broadband speed: up to 1800 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. DAVIDBURR.CO.UK

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