

www.oswicks.co.uk

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South Close,
Halstead



Transport Links

Train Routes

The closest train station to Halstead are Braintree, Sudbury and Kelvedon

The travel time from Sudbury to London Liverpool Street is one hour and twenty minutes, from Braintree the travel time is fifty nine minutes and from Kelvedon the travel time is fifty one minutes.

Bus Routes

There are buses from Halstead going to Colchester, Sudbury and the outlying villages such as Gosfield, Sible and Castle Hedingham and Gt Yeldham.

Buses depart and arrive approximately every hour from the bus stop outside Weavers Court and the bus stop outside Greggs.



3 Bedroom
Detached

Available To Let

£1,350pcm

Property Features:

- LARGE LOUNGE/DINER
- STUDY
- LARGE GARDEN & GARDENER
- GARAGE/DRIVEWAY
- DOUBLE GLAZING

EPC RATING: C

We are delighted to offer this substantial family home set amongst similar properties in a quiet cul-de-sac, just a short distance from all the amenities Halstead has to offer.

Agents Note:

Oswicks would like to make purchasers aware that these particulars have been prepared as a guide and therefore all the measurements taken are approximate.

The Agent has not tested any apparatus, equipment, fixtures and fittings, or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information supplied by the seller. The Agent has no sight of the title documents. A buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must always check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We are committed to providing a professional service to all our clients and customers. When something goes wrong, we need you to tell us about it. As part of Oswicks membership to the property ombudsman, we maintain and operate an internal complaints handling procedure. Please ask us for our the complaints handling procedure and we will send it on to you. The CHP it is also available on our web site.



Accommodation

Entrance Hall

UPVC entrance door, original parquet flooring.
Carpeted stairs to first floor

Lounge/Diner 6.20 x 4.55

Large window to front. Newly carpeted

Study 2.72 x 2.17

Window overlooking rear garden, carpeted

Kitchen 3.93 x 2.27

Large understairs cupboard, original larder cupboard

Window overlooking rear garden, and door to garden. Lino flooring

Downstairs cloakroom

WC, wash hand basin. Laminate flooring

Landing 'L' shaped. Window to side, loft access, doors to all rooms and airing cupboard. Carpet flooring

Front Bedroom 4.58 x 2.75

Window overlooking the front, carpet flooring

Middle Bedroom 3.26 x 3.02

Window overlooking the side, access to loft. Carpet flooring

Rear Bedroom 4.8 x 2.75

Window overlooking the rear garden, carpet flooring



Rear Bedroom



Kitchen



Lounge/ Diner



Middle Bedroom

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Rear Garden

Largely surrounding the property, lawn, mature shrub borders. Side access and gated access from driveway/garage.

Detached single garage with driveway.



Front Garage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

EPC Rating