

## INTRODUCING WINNER FOR HALSTEAD



Oswicks Property Professionals have just won the British Property Lettings Award for Halstead, for the second successive year.

Their team performed outstandingly throughout the extensive judging period, which focused on customer service levels.

Oswicks Property Professionals have now been shortlisted for a number of national awards which will be announced shortly.

The British Property Awards provide agents throughout the UK with an invaluable opportunity to compare the service that they provide against the service provided by their local, regional and national competition.

Agents who go that extra mile and provide outstanding levels of customer service are rewarded with our accolade, which acts as a beacon to highlight these attributes to their local marketplace.

Oswicks Property Professionals  
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01787 477559  
www.oswicks.co.uk



# BRITISH PROPERTY AWARDS

2023 - 2024



**GOLD WINNER**

LETTING AGENT  
IN HALSTEAD

www.oswicks.co.uk

01787 477559

info@oswick.co.uk

Cornard Area

Sudbury



## 2 / 3 Bedroom Detached Chalet Bungalow

Sudbury

Cornard Area

Available to Let

£1,250 pcm

Property Features:

- Off road parking
- Large lounge/diner open to kitchen
- Downstairs double bedroom/office
- Downstairs wet room with upstairs bathroom
- Two further double bedrooms
- Karndean and carpet flooring
- Easily maintained patio garden
- Solar panels
- EPC Rating 'A'
- Council Tax Band 'C'

Originally constructed for one of our clients, and finished to an extremely good standard is this immaculately presented two/three bedroom chalet bungalow.

This location is perfectly situated, close to all the amenities that Great Cornard has to offer, including the Leisure Centre, Country Park and the Stevenson Community Centre. At the end of a quiet cul-d-sac, the property is within walking distance of Sainsburys and Sudbury train station.

**THE BRITISH PROPERTY AWARDS** are one of the most inclusive estate agency awards providers as they do not charge to enter. This has enabled their award to be structured in a manner that ensures maximum participation, on average judging over 90% of agents that meet their minimum criteria on a local level.

The team personally mystery shops every estate agent against a set of 25 criteria to obtain a balanced overview of their customer service levels. The judging criteria is both comprehensive and detailed exploring different mediums, scenarios and time periods to ensure that agents have been rigorously and fairly judged.

Robert McLean from The British Property Awards said "Our awards have been specifically designed to be attainable to all agents, removing common barriers to entry, such as cost, to ensure that we have the most inclusive awards. Our awards have also been designed to remove any opportunity for bias or manipulation. If an agent has been attributed with one of our awards, it is simply down to the fantastic customer service levels that they have demonstrated across a prolonged period of time. Winning agents should be proud that their customer service levels provide a benchmark for their local, regional and national competition".



INDEPENDENTLY  
JUDGED



OVER 25 CRITERIA



JUDGING YOUR  
LOCAL MARKET

FOR MORE INFORMATION ABOUT THE BRITISH PROPERTY AWARDS  
PLEASE CONTACT US ON 0800 987 11 22



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Cornard Area

Sudbury

Ground Floor

Entrance Hall 5.76m x 2.24m

Bespoke fitted cloakroom area, with cupboard, seating and hanging coat space. Light provided by two windows, oak staircase with fitted carpeting, Karndeian flooring to hallway. Oak doors to all rooms.

Double Room/Study/Dining Room 4.78m x 3.53m (+ bay window)

Double aspect, with bay window overlooking the front, built-in desk/dressing table, built in dresser/cupboard. Built-in wardrobe.

Wet Room

Non slip flooring. Walk-in shower with additional rain shower head. Suspended basin and WC. Heated towel rail, recessed spot lighting.

Kitchen Area 3.93m x 2.4m

Marble effect work surface, with matching splashback. Inset sink and drainer with mixer tap. Matching light grey floor and wall units with fitted 4 ring convector hob, double oven extractor. Fridge/freezer, washer/dryer and dishwasher.

Lounge/dining area 5.18m x 5.02m

A light and bright space with bi-fold doors opening to the outside area.



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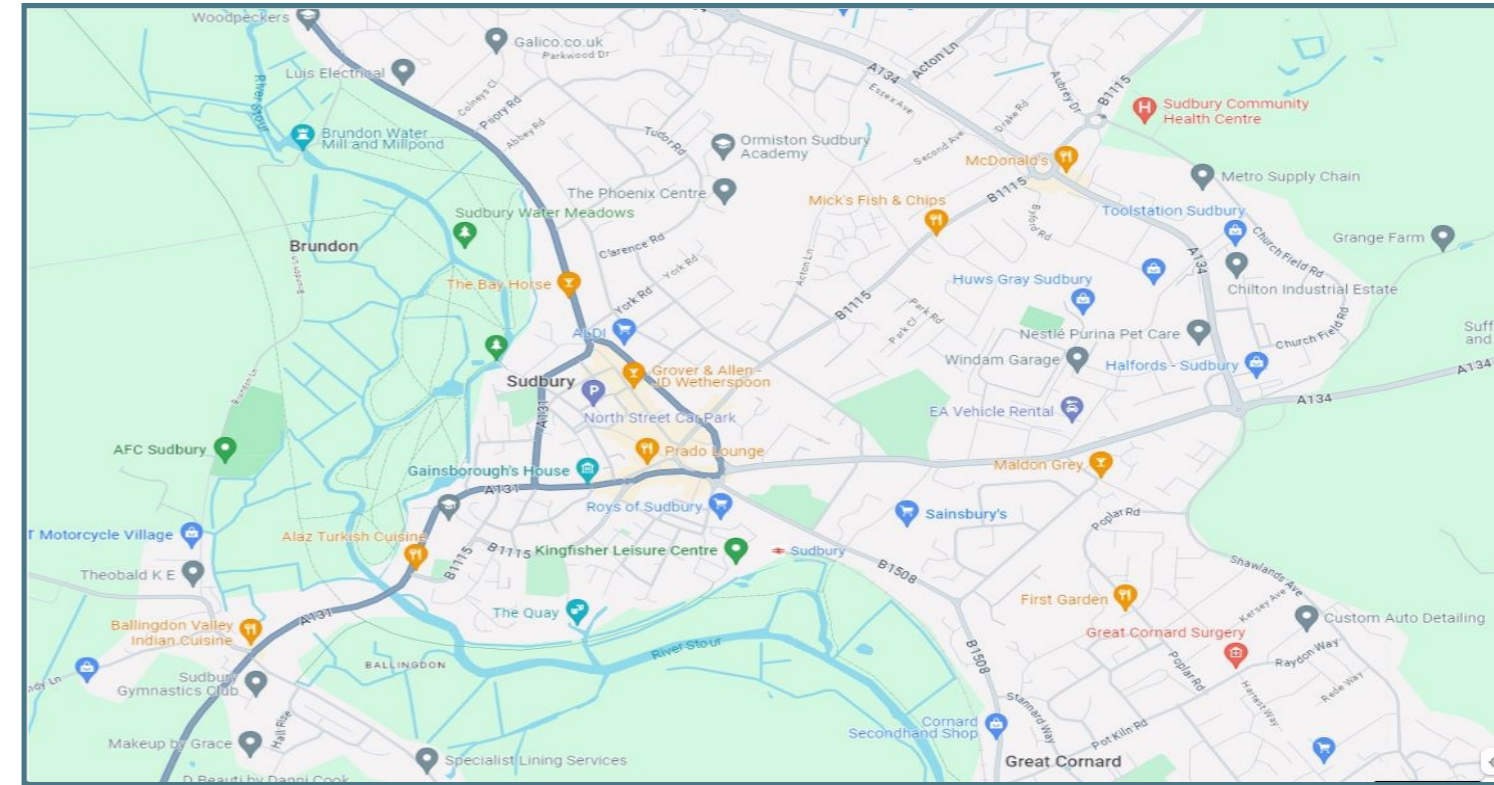
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Cornard Area

Sudbury



Oswicks would like to make you aware that these particulars have been prepared as a guide and therefore, all the measurements taken are approximate. Items shown in photographs are NOT included unless specifically mentioned within the particulars.

Upon application we will carry out various necessary checks via our credit referencing provider. The results of which, will determine if your application has been successful.

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. If you would like to receive our Complaints Handling Procedure, please contact us and we will send it to you. Alternatively, our CHP is also available on our website.

BRITISH PROPERTY AWARDS 2023 - 2024 GOLD WINNER LETTING AGENT IN HALSTEAD DID YOU HEAR...? WE WON!

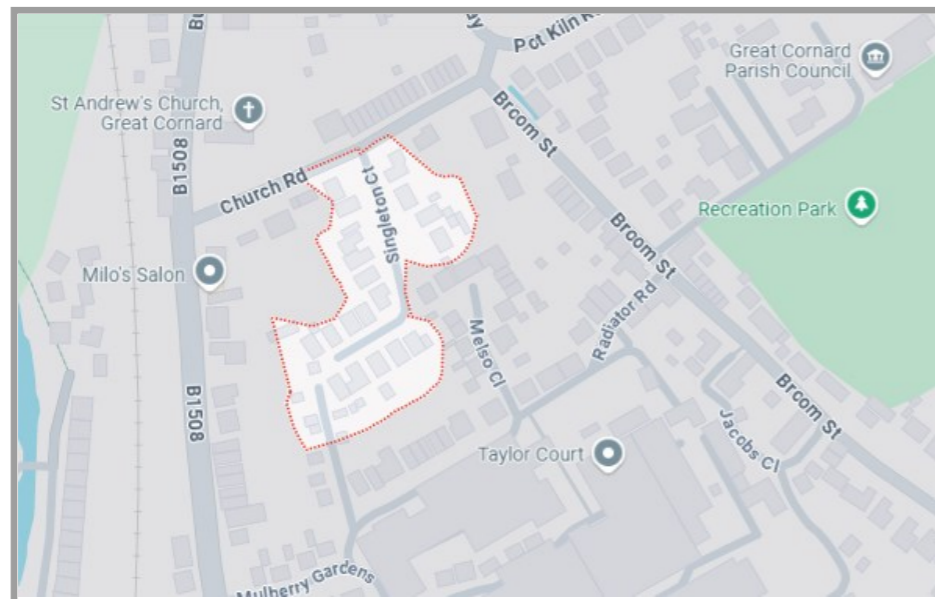




Cornard Area

Sudbury

Score	Energy rating	Current	Potential
92+	A	99 A	117 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Bus Routes**

There are buses from Sudbury going to Halstead, Colchester, Braintree and outlying villages. Buses arrive and depart from outside Weavers Court and Greggs.

**Train Routes**

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

Cornard Area

Sudbury

**First Floor**

**Bedroom 5.03m x 3.46m**

Under eaves storage, window to the rear. Carpet flooring

**Bedroom 5.32m x 2.49m**

Under eaves storage, window to the front. Carpet flooring

**Study/Landing 2.89m x 2.43m**

2 x Velux windows to the side, carpet flooring, loft hatch. Cupboard housing hot water cylinder.

**Bathroom 2.28m x 2.47m**

Part tiled walls, fitted vanity basin and WC. Panelled bath with shower attachment and additional rain shower fitting. Heated towel rail

**Patio Garden**

Hard landscaped to the rear and side with shed. Fully fenced.





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