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Bentall Close,  
Halstead



## Transport Links

### Train Routes

The closet 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 Lloyds bank.



### 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.



## 2 bedroom Terraced Property with Garage & Parking

Available to Let  
£850.00 PCM

### Property Features

- Garage & two parking spaces
- Cul de sac location

EPC Rating: B

A charming modern property with the additional benefit of a larger than average garage and two parking spaces, situated towards the end of a quiet cul-de-sac, overlooking a small green yet only a short distance from all that Halstead has to offer.

The property offers two bedrooms and bathroom to the first floor, with kitchen to the front, and lounge/ diner affording direct access to the rear garden to the ground floor.



# Accommodation

**Accommodation comprises:** Private entrance door located on ground floor with stairs leading to first floor accommodation. parking is located in front of garage.

**Hallway:**  
Part glazed entrance door, radiator, carpet flooring.

**Lounge/Diner 4.71m x 3.6m (15.5' x 11.8')**  
A good sized room with sliding double glazed patio doors opening to rear garden. Open plan to stairs leading to first floor, cove cornice, radiator, carpet flooring.

**Kitchen. 2.6m x 2.37m (8.5' x 7.8')**  
Double glazed window to the front. A nicely fitted light room offering matching wall and base units with ample work surfaces. Fitted four ring gas hob, with oven below and extractor above. Space for fridge/freezer and washing machine. Part tiled walls, cove cornice, vinyl flooring.

**Bedroom 1. 3.63m x 3.65m (11.9' x 12')**  
A double room to the rear of the property with double glazed window overlooking the rear garden. Large fitted wardrobe, radiator and carpet flooring.

**Bedroom 2. 3.65m x 1.76m (12' x 5.8')**  
A good sized single room with double glazed window overlooking the front of the property. Radiator, access to loft and carpet flooring

**Bathroom. 2.57m x 1.76m (8.43' x 5.8')**  
Opaque double glazed window to the front, part tiled walls and matching three piece suite comprising panelled bath with shower attachment over, pedestal wash hand basin, and close coupled WC. Built in airing cupboard housing boiler. Extractor fan and vinyl flooring.

**Exterior**  
Rear garden is mainly laid to lawn, with patio area. There is a small front garden.

**Garage**  
Corner garage which offers larger than average storage space with parking for two cars in front.



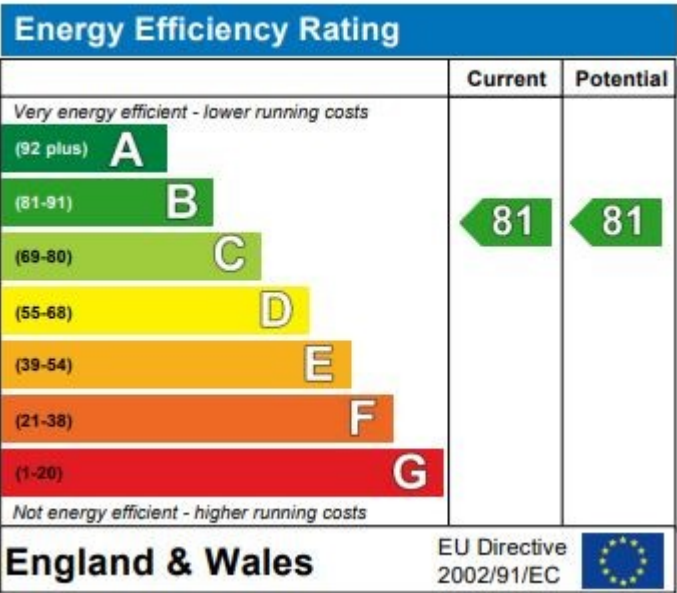
Rear Garden



Large Garage with parking in front

## Services, Local Council and Council tax band

The property is connected to the mains water, gas, electricity and sewage. The average broadband speed is 63Mb/s. the local authority is Braintree District Council and this property falls in council tax band B meaning the total annual council tax is £1370.21



Lounge / Diner with stairs rising to first floor



Kitchen



Bedroom Two



Bathroom

FLOOR PLAN TO FOLLOW