



Nether Court, Halstead, CO9 2HF  
Price £300,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



[www.churchandhawes.com](http://www.churchandhawes.com)

156 Station Road, Burnham on Crouch, Essex, CM0 8HJ

Tel: 01621 782652

[burnham@churchandhawes.com](mailto:burnham@churchandhawes.com)

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**\*\*OPEN HOUSE - SATURDAY 17TH JANUARY, 2PM TO 4PM, CALL NOW TO BOOK YOUR SLOT!\*\***

**\*\*NO ONWARD CHAIN\*\*** Positioned favourably in the sought after area of Nether Court, Halstead, along a quiet residential walkway and boasting stunning views is this semi-detached home. The property does require a small degree of modernisation but offers great potential with living space perfect for young families, with excellent local amenities close by including well-regarded primary and secondary schools, and the scenic Halstead River Walk on your doorstep.

Living accommodation commences on the ground floor with inviting entrance hall leading to a living room and kitchen/diner across the rear with integrated appliances. The first floor then offers a landing area leading to three well proportioned bedrooms with the aforementioned views and one being complimented by built in wardrobes. In addition, there is also an impressive refitted shower room.

Externally, the property enjoys a good sized rear garden with brick built storage shed/workshop while a low maintenance frontage is accessed via a residential walkway which also leads to a communal parking area and garage which is located in a block.

Although the property does require some cosmetic improvement, it should be noted that certain improvement undertaken include the impressive refitted shower room, double glazed windows and doors throughout and a recently installed gas fired combination boiler.

An internal inspection is strongly advised to appreciate both the position and potential this property has to offer. Energy Rating TBC.



## **FIRST FLOOR:**

### **LANDING:**

Double glazed window to side, built in storage cupboard, access to loft space, staircase down to ground floor, doors to:-

### **BEDROOM ONE: 12' x 10' (3.66m x 3.05m)**

Double glazed window to front, radiator, built in wardrobes.

### **BEDROOM TWO: 10'3 max x 10' (3.12m max x 3.05m)**

Double glazed window to rear, radiator.

### **BEDROOM THREE: 8'9 x 8' (2.67m x 2.44m)**

Double glazed window to front, radiator.

### **SHOWER ROOM:**

Obscure double glazed window to rear, heated towel rail, three piece white suite comprising fully tiled walk in shower with glass door and screen, wash hand basin set on vanity unit with storage cupboard below and close coupled WC, tiled walls, wood effect flooring, inset down lights, extractor fan.

## **GROUND FLOOR:**

### **ENTRANCE HALL:**

Part obscure double glazed entrance door to front with narrow side light windows either side, radiator, staircase to first floor, under stairs recess, wood effect flooring, doors to:-

### **LIVING ROOM: 12'10 x 12' (3.91m x 3.66m)**

Double glazed window to front, radiator, glazed double doors to:-

### **KITCHEN/DINER: 18'3 x 10'6 (5.56m x 3.20m)**

Obscure double glazed entrance door opening on to rear garden, double glazed windows to rear from both the kitchen and dining areas, radiator, extensive range of matching wall and base mounted storage units and drawers, roll edge work surfaces with inset single bowl single drainer sink unit, built in four ring gas hob with extractor over and oven below, integrated under counter fridge and freezer (currently not functional), space and

plumbing for washing machine and conventional fridge/freezer, matching breakfast bar area with further storage units below, part tiled floor, wood effect flooring.

## **EXTERIOR:**

### **REAR GARDEN:**

Commencing with a paved patio seating area leading to remainder which is predominantly laid to lawn with beds to borders, brick built store shed/workshop with power and light connected, external cold water tap, side access path and leading to:-

### **FRONTAGE:**

Low maintenance frontage with path leading to front entrance door and side access gate leading to rear garden. The property is accessed via a quiet residential walkway walking adjacent to a greensward to the front, leading to:-

### **GARAGE:**

Located in a block with up and over door and power connected.

### **TENURE & COUNCIL TAX:**

The property is being sold freehold and is council tax band C.

### **AGENTS NOTES:**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



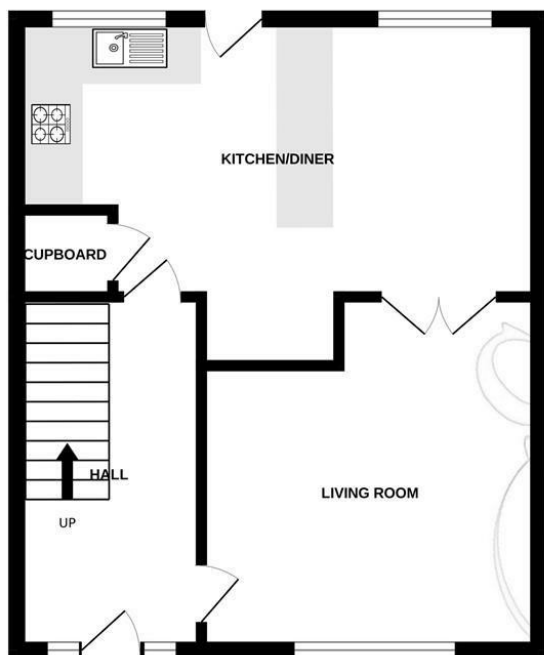




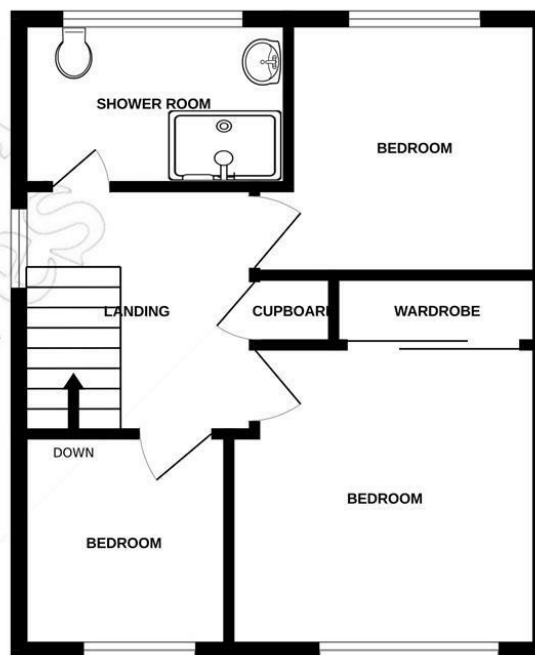




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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