



- Character Filled Home
- Centrally Located Opposite Halstead Publics Gardens
- Tastefully Presented Throughout
- Two Reception Rooms
- Three Double Bedrooms
- Four Piece Bathroom Suite
- Low Maintenance Courtyard Style Cottage Garden With Large Studio

### 38 Trinity Street, Halstead, Essex. CO9 1JD.

This tastefully presented period home is perfectly situated on the sought-after Trinity Street in Halstead, offering brilliant access to the town centre while enjoying picturesque views of Halstead Public Gardens.





# Property Details.

## Room Measurements

### Entrance Hall

With window to side, tiled flooring, radiator, bespoke built in storage and cabinetry, stairs rising to the first floor with cupboard under, doors to;

### Living Room



4.55m x 3.90m (14' 11" x 12' 10") With window to front, radiator, tiled floor, TV point, door to dining room.

### Dining Room



3.90m x 3.60m (12' 10" x 11' 10") With window to side, radiator, tiled floor, decorative panelling, door to;

### Kitchen



3.90m x 2.40m (12' 10" x 7' 10") With window and door to rear, tiled floor, radiator, a fitted kitchen offering a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, space for fridge/freezer and dishwasher, Zanussi induction hob with oven under.

### WC

With window to rear, tiled floor, WC.

### Landing

With window to rear, doors too;

### Bedroom One



4.35m x 3.95m (14' 3" x 13' 0") With window to front, radiator, feature fireplace.

# Property Details.

## Bedroom Two



3.90m x 3.60m (12' 10" x 11' 10") With window to side, radiator, feature fireplace with cupboard to the side.

## Bedroom Three



4.52m x 2.74m (14' 10" x 9' 0") With window to front, radiator.

## Bathroom/Wetroom



2.76m x 2.56m (9' 1" x 8' 5") With window to rear, decorative panelling, part tiled walls, low level WC, wash hand basin, freestanding bath tub, walk in shower cubicle, storage cupboard housing tumble dryer.

## Outside



To the rear of the property there is a sizeable rear garden which is low maintenance and comes with gated side access. There is a patio area providing ample space for outdoor furniture. The garden leads to the home office/studio.

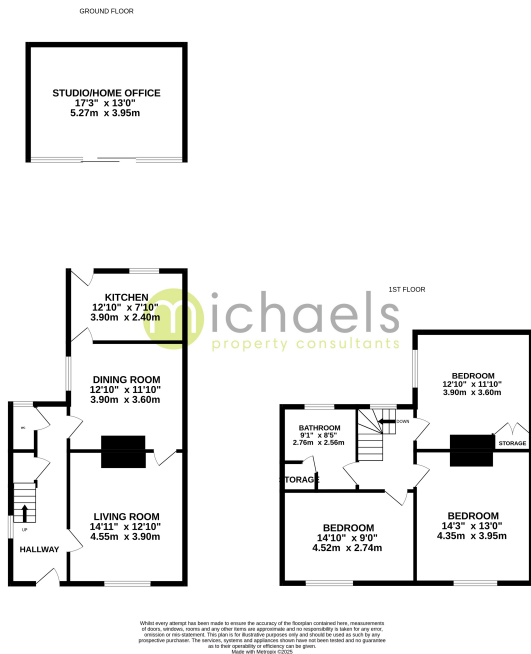
## Studio/Home Office

5.27m x 3.95m (17' 3" x 13' 0") With Sliding doors, door to rear, Air con unit (hot and cold).

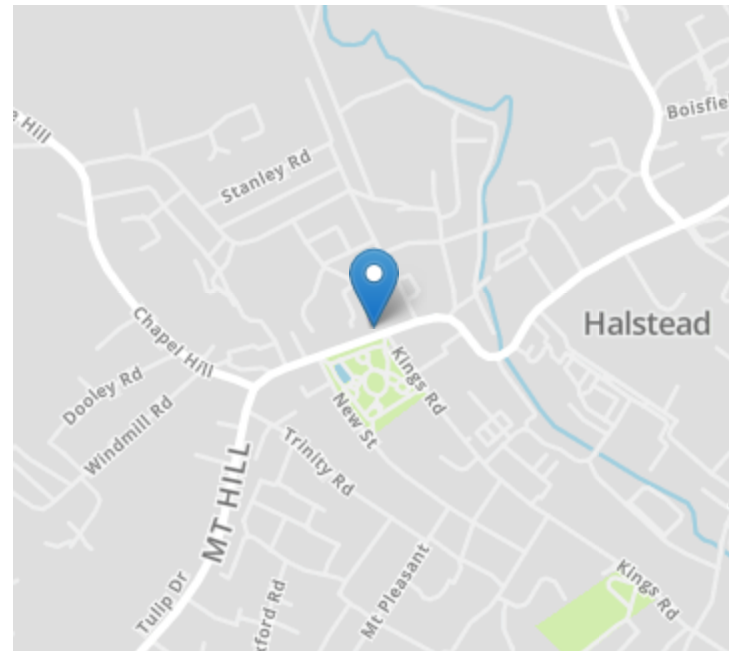


# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.