



- FREEHOLD House
- Open Plan Living/Kitchen/Dining Space
- One Large Double Bedroom
- First Floor Bathroom
- Private Courtyard Garden With Further Storage Area
- Minutes From Halstead High Street
- Residents Permit Parking
- Excellent First Time Buy Or Investment Purchase

**17b Butler Road, Halstead, Essex. CO9 1LL.**

An excellent opportunity to purchase this FREEHOLD one double bedroom semi detached house, located within a short walk to Halstead's High Street offering a range of superb amenities.





# Property Details.

## Ground Floor

### Entrance Hall

With stairs leading to first floor with storage under, door to;

### Open Plan Kitchen/Living /Dining Area



3.66m x 3.75m (12' 0" x 12' 4") With UPVC double glazed French doors to rear courtyard, electric heater, TV point, UPVC Windows to

both sides, Glazed door leading to lightwell.

Kitchen Area: Offering a range of fitted units with drawers and worktops over, cooker included, space for further appliances.

## First Floor

### Landing

With UPVC double window to side, doors to;

### Bedroom



3.4m x 4m (11' 2" x 13' 1") A large double bedroom with UPVC double glazed window to rear, electric heater.

# Property Details.

## Bathroom



With UPVC double glazed obscure window to side, close coupled WC, panelled bath with shower screen and shower, wash hand basin, heated towel rail, two in built storage cupboards.

## Storage Area



A storage area offering a large shed, space for recycling bins and a washing line

## Outside

### Private Courtyard



Directly outside the living space there is a private courtyard which is enclosed by fencing with gated rear access.



