



- No Onward Chain
- Excellent First Time Buy Or Investment Purchase
- Two Bedrooms
- Newly Fitted Kitchen And Shower Room
- Lounge/Diner
- Private Garden
- Garage And Parking

**11 Friars Close, Sible Hedingham, Halstead, Essex. CO9 3QX.**

**\*\* Chain-Free Starter Home with Garage in Friars Close, Sible Hedingham\*\***

Set in the picturesque estate of Friars Close in Sible Hedingham, this exquisite chain-free starter home is the epitome of modern comfort and convenience. Boasting a tastefully designed interior, two bedrooms, a modern kitchen, and a delightful lounge/diner, this residence offers a perfect haven for those seeking a cosy and well-appointed living space.



# Property Details.

## Room Measurements

### Porch

With window to side, door to;

### Hallway

With large understairs cupboard, doors to;

### Kitchen



8' 0" x 7' 8" (2.44m x 2.34m) With window to front aspect, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, in-built oven with hob and extractor hood over, space for further kitchen appliances.

### Lounge/Diner



17' 6" x 11' 0" (5.33m x 3.35m) With French doors to rear garden, radiator, TV point, stairs to first floor.

### Landing

With boiler cupboard, loft access (fully boarded), doors to;

## Bedroom One



11' 0" x 10' 9" (3.35m x 3.28m) With window to rear aspect, radiator.

## Bedroom Two



11' 0" x 7' 11" (3.35m x 2.41m) With window to front aspect, radiator, built in wardrobe.

## Shower Room



Fully tiled with radiator, wash hand vanity basin, close coupled WC, shower cubicle, airing cupboard.

# Property Details.

## Garden

To the rear there is a manageable, low maintenance garden which is enclosed by panel fencing with gated rear access.

## Garage



17' 0" x 7' 10" (5.18m x 2.39m) Located to the rear with up and over door to front.

## Parking

Parking available in front of garage and further parking available on street.

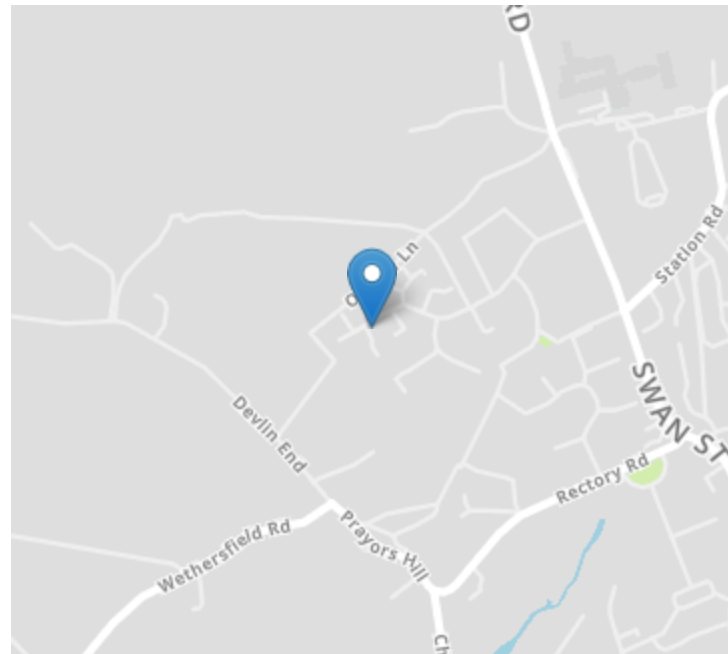
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 637 sq ft (59.0 sq m) approx.  
We and our agents have made every effort to ensure the accuracy of the floorplans contained here. Measurements of areas, volumes, masses and other data have been taken as an approximation and are not intended to be used for any purpose other than a guide only. The services, systems and appliances shown here are not tested and no guarantee can be given as to their condition or efficiency at the time of the plan.  
Miles with Halstead (2022)

## 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.