



## 1 HAMILTON PLACE PENTICTON ROAD, BRAINTREE

£299,995

3 Bedrooms | 2 Bathrooms | 1 Reception

**\*\* NO ONWARD CHAIN \*\*** Situated within walking distance of the Town Centre, Station, and St Michaels Primary School is this neatly presented THREE bedroom semi-detached home with GARAGE. Tucked away within a quiet no through road, the property offers peaceful living whilst being on the doorstep of an array of town centre amenities and transport links. Internally there is a large Living Area, leading onto a great sized kitchen/diner with french doors opening to the rear garden, and a ground floor cloakroom. On the first floor are THREE double bedrooms, with a family bathroom and en-suite to master bedroom. Viewing highly recommended.



Full Description

Situated within Hamilton Place, the property is located within a prime location close to local amenities within the Town Centre, Braintree railway station, and local primary and secondary schools.. The property is also within easy access of the A120 giving good commuter access to Chelmsford, Stansted, and Colchester.

Braintree is a historic market town that benefits from a good selection of local primary and secondary schools including The Notley High School, Alec Hunter Humanities College, and Braintree Sixth Form College, as well as a thriving Town Centre and the famous Freeport Designer Outlet Village.

We are able to advise that the property falls within the catchment area for the extremely sought after St Michael's Primary School, Braintree.

No electrical or mechanical items at the property have been tested and intending purchasers must satisfy themselves as to their condition and serviceability.

For the purposes of Anti-Money Laundering Regulations Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

While we make every effort to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, should not be relied upon as a statement of fact.

Our room sizes are an approximation and are only intended to provide general guidance. If you have any queries over these particulars please contact us to discuss further.

Entrance Hall

Carpet flooring, radiator.

Cloakroom

WC, pedestal sink with mixer tap, tiled flooring, obscure window to front, radiator, tiled splashback.

Lounge 16'3" x 19'2" (4.97 x 5.85)

Carpet flooring, UPVC window to front, 2x radiators, feature. gas fireplace, stairs rising to first floor.

Kitchen/Diner 12'0" x 16'2" (3.67 x 4.95)

Laminate wood flooring, wall & base units, integral dishwasher & oven with 4 ring gas hob with extractor over, spaces for fridge/freezer & washing machine, stainless steel sink with mixer tap & drainer, UPVC windows & French Doors to rear, radiator, ceiling spotlights, tiled splashbacks.

Bedroom One 11'0" x 11'9" (3.36 x 3.59)

Carpet flooring, UPVC window to front, radiator, fitted wardrobes.

En-Suite

Tiled flooring, double shower, WC, pedestal sink with mixer tap, obscure window to front, radiator, tiled splashbacks, ceiling spotlights, extractor fan.

Bedroom Two 9'9" x 12'7" (2.99 x 3.85)

Carpet flooring, UPVC window to rear, radiator.

Bedroom Three 6'1" x 11'4" (1.87 x 3.47)

Carpet flooring, UPVC window to rear, radiator.

Bathroom

Tiled flooring, bath with mixer tap, shower, WC, pedestal sink with mixer tap, radiator, ceiling spotlights, shaving point, extractor fan.

Front of Property

Driveway parking for a minimum of two vehicles, with a detached Garage. Path leading to front entrance door

Rear of Property

Commencing with patio seating area, mainly laid to lawn, mature shrubs & enclosed by panel fencing,.

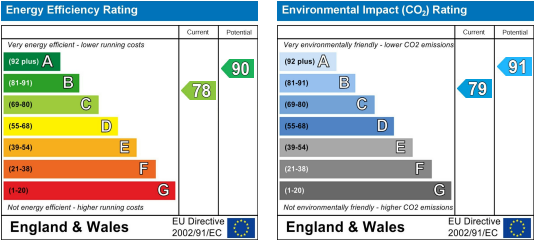
Garage

Detached single garage with up and over door to front. Personnel door to side, with internal power and lighting.

Area Map

Floor Plans

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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