



## Ridings Avenue

Great Notley, Braintree, CM77 7ZP

Freehold  
Tax Band:

**Offers In Excess Of £325,000**



Benefiting from a COMPLETE ONWARD CHAIN and boasting 29' OPEN PLAN living inc. spacious lounge & ATRIUM plus a sizeable UNOVERLOOKED rear garden is this well-presented two bedroom end-terrace property. Offering driveway parking for two vehicles, POTENTIAL TO EXTEND (STPP) and located within the heart of Great Notley Garden Village, just a short walk to all local shops/amenities & popular schools. Ideal for first time buyers & investors!



# Ridings Avenue, Great Notley, Braintree, CM77 7ZP

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entrance door, stairs to first floor, radiator, tiled flooring and smooth coved ceiling.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, tiled flooring and smooth ceiling.

### LOUNGE:

14'38 x 10'64 (4.27m x 3.05m)

Double glazed window to front aspect, under stairs storage cupboard, laminate flooring and smooth coved ceiling. Open to kitchen and atrium.

### KITCHEN:

10'80 x 7'57 (3.05m x 2.13m)

A series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor over, space for fridge/freezer and washing machine, tiled flooring and smooth coved ceiling with sunken spotlights. Open to atrium.

### ATRIUM:

13'93 7'83 (3.96m 2.13m)

Part UPBV and part brick construction with glass roof, radiator, laminate flooring. Two sets of doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, carpeted flooring.

### BEDROOM ONE:

13'95 reducing to 10'66 x 11'37 (3.96m reducing to 3.05m x 3.35m)

Double glazed window to front aspect, airing cupboard, radiator, laminate flooring and smooth ceiling.

### BEDROOM TWO:

12'69 x 7'25 (3.66m x 2.13m)

Double glazed window to rear aspect, radiator, laminate flooring and smooth ceiling.

### BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR:

#### REAR GARDEN:

Unoverlooked rear garden comprising patio area, paved landscaped areas with decorative shingle and some lawned areas with shrub borders, shed, access gate to side.

#### DRIVEWAY & PARKING:

Driveway parking for two vehicles to property frontage with further on-street parking available.

#### AGENTS NOTES:

Council Tax Band: TBC

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

