



## Comma Close

Braintree, CM7 1WH

**Guide Price £270,000**

Freehold  
Tax Band: C



Boasting NO ONWARD CHAIN and benefiting from an UNOVERLOOKED rear garden, 15' DUAL ASPECT lounge & spacious kitchen/diner is this two DOUBLE bedroom SEMI-DETACHED property. Set on a CORNER PLOT with allocated parking, tucked away in a CUL-DE-SAC location within easy reach of Braintree Town Centre & Station, A120/M11 & Chelmsford. Ideal for first time buyers!



# Comma Close, Braintree, CM7 1WH

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entrance door, double glazed window to side aspect, radiator, carpeted flooring. Door into lounge.

### LOUNGE:

15'04 x 12'04 (4.67m x 3.76m)

Double glazed windows to front and side aspects, stairs to first floor, under stairs storage area, radiator, laminate flooring. Door into kitchen/diner.

### KITCHEN / DINER:

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, space for fridge/freezer and washing machine, wall-mounted boiler, radiator, built-in storage cupboard, vinyl flooring. Part-glazed stable door onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, carpeted flooring.

### BEDROOM ONE:

10'02 x 8'00 plus wardrobes (3.10m x 2.44m plus wardrobes)

Double glazed window to front aspect, built-in wardrobes, built-in storage cupboard, radiator, carpeted flooring.

### BEDROOM TWO:

10'00 x 8'02 (3.05m x 2.49m)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

### BATHROOM:

Opaque double glazed window to side aspect, fully tiled single shower unit, panelled bath, low level WC, pedestal

wash hand basin, shaver point, extractor fan, radiator, wooden flooring.

## EXTERIOR:

### REAR GARDEN:

Unoverlooked rear garden comprising patio area with remainder mainly laid to lawn, mature shrub borders, shed, gated side access.

### DRIVEWAY & PARKING:

Allocated parking for 1-2 vehicles with further on street parking available.

### AGENTS NOTES:

Council Tax Band: C

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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.

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