



Elder Field

Great Notley, Braintree, CM77 7TZ

Asking Price £249,995



Benefiting from NO ONWARD CHAIN, a RECENTLY FITTED kitchen & two allocated parking spaces is this very well-presented two DOUBLE bedroom terraced property. Offering a landscaped garden with POTENTIAL TO EXTEND & ideal for first time buyers / investors!



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advert summary

Hamilton Piers, Great Notley's award-winning local property specialists, are pleased to bring to the market for sale this very well-presented two DOUBLE bedroom terraced property, benefiting from NO ONWARD CHAIN, a RECENTLY FITTED kitchen & two allocated parking spaces. Offering a landscaped garden with POTENTIAL TO EXTEND & ideal for first time buyers / investors!

The property is ideally located in the heart of Great Notley Garden Village, a sought after development on the periphery of Braintree benefiting from its close proximity to public transport routes and fantastic road access, including the nearby A120/M11 & Chelmsford. All local amenities including popular local schools, shops and services are within a short walking distance and Braintree Town Centre & Station are located just 4 miles away. Braintree Station provides a regular service (via Chelmsford City Centre) to London Liverpool Street.

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Open plan to kitchen, storage cupboard, Karndean flooring, textured ceiling.

KITCHEN: (9'08" x 6'06")

Double glazed window to front aspect, matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, cupboard housing boiler, space for fridge/freezer, washing machine and cooker, partly tiled walls, Karndean flooring, textured ceiling.

LOUNGE: (13'01" x 18'00" MAX)

Double glazed window to rear aspect, radiator, stairs to first floor, carpeted flooring, smooth ceiling, double glazed door to rear garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access, carpeted flooring, textured ceiling.

MASTER BEDROOM: (11'03" x 11'00")

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring, textured ceiling, airing cupboard (housing hot water tank).

BEDROOM TWO: (12'11" x 6'10" MAX)

Double glazed window to front aspect, radiator, carpeted flooring, fitted wardrobes, radiator, textured ceiling.

FAMILY BATHROOM:

Double glazed opaque window to front aspect, fully tiled walls, enclosed shower unit, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, textured ceiling.

EXTERIOR:-

FRONT:

Mainly shingle with hardstanding paved pathway.

REAR GARDEN:

Enclosed rear garden, mainly artificial lawn with mature borders, hardstanding patio area.

PARKING:

Two allocated parking spaces to the right of the property.

AGENTS NOTES:

For further information please contact Hamilton Piers on (01376) 341141.

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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