



Grantham Avenue

Braintree, CM77 7FP

Freehold
Tax Band: C

Asking Price £315,000



Boasting NO ONWARD CHAIN with a 33' OPEN PLAN LIVING SPACE including lounge, kitchen and VAULTED ATRIUM dining/family area is this TWO DOUBLE BEDROOM semi detached property. Also offering a d/stairs cloakroom, GARAGE and DRIVEWAY parking. Ideally located within the highly regarded Great Notley Garden Village, just a short walk to all local shops/amenities & popular schools. Convenient access to Braintree Town Centre/Station, A120/M11 & Chelmsford - Perfect for first time buyers!! Call local leading property experts, Hamilton Piers, to view!



GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Stairs to first floor, doors to cloakroom and lounge, radiator.

CLOAKROOM:

Double glazed opaque window to front aspect, low level WC, hand basin, radiator.

LARGE OPEN PLAN LIVING SPACE COMPRISING OF:

33'0 x 14'1 max (10.06m x 4.29m max)

LOUNGE:

16'8 x 10'11 (5.08m x 3.33m)

Double glazed window to front, open plan, under stairs storage cupboard, radiator.

KITCHEN:

10'10 x 6'4 (3.30m x 1.93m)

Series of matching base and wall units with edged work surfaces incorporating stainless steel single bowl sink and drainer with central mixer taps, built-in electric oven with gas hob and extractor hood over, space for fridge/freezer and washing machine, radiator.

FAMILY / DINING AREA:

10'4 x 7'10 (3.15m x 2.39m)

Open plan atrium, UPVC and brick construction, glass roof, radiator, two double glazed French doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to side, loft access.

MASTER BEDROOM:

14'2 x 11'4 (4.32m x 3.45m)

Double glazed window to front, airing cupboard housing boiler, radiator.

BEDROOM TWO:

12'9 x 7'5 (3.89m x 2.26m)

Double glazed window to rear, radiator.

BATHROOM:

Opaque double glazed window to rear, panelled, low level WC, vanity hand wash basin with tiled splashbacks, shaver point, extractor fan, radiator.

EXTERIOR:

REAR GARDEN:

Enclosed rear garden with patio area, majority laid to lawn, rear access via a gate.

GARAGE & DRIVEWAY

Single garage with power, driveway parking for one vehicle.

AGENTS NOTES:

Council Tax Band: C

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



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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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