



Timbers Close

Great Notley, Braintree, CM77 7GZ

Asking Price £260,000



Benefiting from TWO DOUBLE BEDROOMS, with POTENTIAL TO EXTEND (stpp), a CARPORT with allocated parking is this well proportioned terrace property. Offering well maintained garden, close to all local schools and amenities - Ideal for first time buyers & investors!



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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Stairs to first floor, radiator, laminate wood flooring, textured ceiling.

LOUNGE/DINING ROOM:

14'05 x 13'02 (4.39m x 4.01m)

Radiator, laminate wood flooring, textured ceiling, double glazed french doors to rear garden.

KITCHEN:

9'08 x 6'07 (2.95m x 2.01m)

Double glazed windows to front aspect, matching wall and base unit with edged work surfaces, bowl sink and drainer with central mixer taps, built-in oven, gas hob, extractor hood, space for fridge/freezer and washing machine, boiler (fitted within the last year), textured ceiling.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access, airing cupboard, carpeted flooring, textured ceiling

MASTER BEDROOM:

13'02 x 11'02 (4.01m x 3.40m)

Double glazed window to rear aspect, radiator, carpeted flooring, textured ceiling.

BEDROOM TWO:

12'11 x 6'10 (3.94m x 2.08m)

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

FAMILY BATHROOM:

Double glazed opaque window to front aspect, partly tiled walls, panelled bath with shower attachment, low level WC, inset wash hand basin, heated towel rail, vinyl flooring, smooth ceiling.

EXTERIOR:-

REAR GARDEN:

Enclosed rear garden mainly laid to lawn with patio area to immediate rear, with rear access via gate, shed.

PARKING:

Carport to the front of the property and visitors parking.

AGENT NOTES:

The vendor has informed us the property has had a new boiler within the last year.

For further information 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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