



Telford Road

Braintree, CM7 1EA

Freehold
Tax Band: C

Offers In Excess Of £325,000



Boasting a NEWLY FITTED KITCHEN & BATHROOM and offering an UNOVERLOOKED rear garden, spacious lounge and 18' kitchen/diner is this modern three bedroom mid-terrace property. Benefiting from driveway parking for two vehicles, plenty of POTENTIAL TO EXTEND (STPP) and ideally located within walking distance of local shops/amenities, schools and Braintree Town Centre & Station. Perfect for first time buyers!!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure main entry door with double glazed window to front aspect, stairs to first floor, under stairs storage cupboard, radiator, wood flooring and smooth coved ceiling.

LOUNGE:

12'8 x 12'2 (3.86m x 3.71m)

Double glazed window to front aspect, central feature fireplace, radiator, wood flooring and smooth coved ceiling.

KITCHEN / DINER:

18'11 x 8'7 (5.77m x 2.62m)

Double glazed windows to rear aspect, a series of matching base and wall units, edged work surfaces in Granite incorporating a single ceramic sink with central mixer tap, built-in oven, induction hob with extractor over, integrated fridge/freezer, dishwasher and washing machine, wall-mounted boiler (in cupboard), radiator, wood flooring and smooth ceiling with sunken spotlights. Patio door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, airing cupboard, carpeted flooring and smooth coved ceiling.

BEDROOM ONE:

11'1 x 10'4 plus door recess (3.38m x 3.15m plus door recess)

Double glazed window to front aspect, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM TWO:

11'6 x 8'8 (3.51m x 2.64m)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling with sunken spotlights.

BEDROOM THREE:

9'6 x 7'2 (2.90m x 2.18m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth coved ceiling.

FAMILY BATHROOM:

Two opaque double glazed windows to rear aspect, fully tiled shower unit set within glass enclosure, panelled bath with central mixer tap, inset WC, vanity wash hand basin with tiled splash back, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising a patio area with pergola covering seating area, remainder mainly laid to lawn, timber storage shed, brick built outhouse fitted with power.

DRIVEWAY & PARKING:

Driveway parking for two vehicles. Further on-street parking is available on a free for all basis.

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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