



## Queenborough Grove, Queenborough Lane

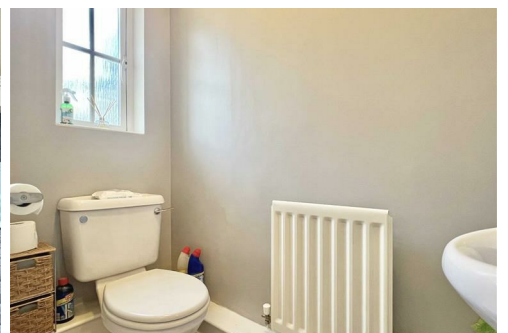
Freehold  
Tax Band: B

Great Notley, Braintree, CM77 7GR

**Offers In Excess Of £315,000**



Boasting an UNOVERLOOKED SOUTH-WEST FACING rear garden, a RECENTLY REFITTED kitchen plus spacious lounge/diner and offering two DOUBLE bedrooms is this well-presented & modern mid-terrace property. Benefiting from ALLOCATED parking for two vehicles to rear, entrance hall and d/stairs cloakroom and offers the POTENTIAL TO EXTEND (STPP). Ideally located in the sought after Great Notley Garden Village, just a short walk to all local shops/amenities and within easy reach of Braintree Town Centre/Station, A120/M11 & Chelmsford - Ideal for first time buyers!!



# Queenborough Grove, Queenborough Lane, Great Notley, Braintree, CM77 7GR

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed main entrance door, built-in under stairs storage cupboard, radiator, carpeted flooring and smooth coved ceiling.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, pedestal wash hand basin with tiled splash backs, radiator, smooth ceiling.

### KITCHEN:

9'05 x 6'02 (2.87m x 1.88m)

Double glazed window to front aspect, a series of recently fitted matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in oven, space for fridge/freezer and washing machine, gas hob with extractor over, wall-mounted boiler (in cupboard), radiator, tiled flooring and smooth ceiling.

### LOUNGE / DINER:

14'04 x 12'07 (4.37m x 3.84m)

Stairs to first floor, two radiators, carpeted flooring and smooth coved ceiling. Patio doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, radiator, carpeted flooring.

### MASTER BEDROOM:

12'07 x 11'06 max to 8'11 (3.84m x 3.51m max to 2.72m)

Double glazed window to rear aspect, built-in airing/storage cupboard, radiator, carpeted flooring and smooth coved ceiling.

### BEDROOM TWO:

12'08 x 8'08 max to 5'11 (3.86m x 2.64m max to 1.80m)

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

### BATHROOM:

Panelled bath with central mixer tap, shower attachment and power shower over, low level WV, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, tiled flooring, smooth ceiling.

### EXTERIOR:

### REAR GARDEN:

Unoverlooked rear garden enclosed by fencing and comprising mainly paving across property rear with pathway leading to small storage shed and gated rear access (leading to allocated parking area), shrub borders with Magnolia tree.

### DRIVEWAY & PARKING:

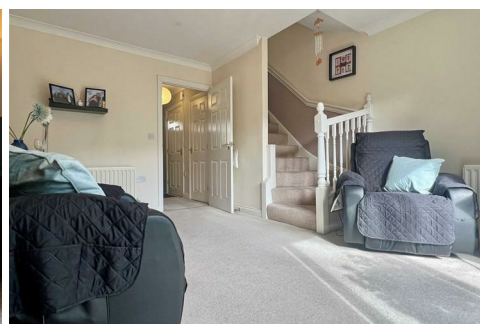
Allocated parking for two vehicles located to the rear of the property: Accessed through car port at the end of the small terrace row.

### AGENTS NOTES:

Council Tax Band: B

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

