HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

St. James Road

Braintree, CM7 5QF

Guide Price £250,000

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Benefiting from NO ONWARD CHAIN, offered with VACANT POSSESSION, a 15' lounge/diner, CONSERVATORY and a tandem length CARPORT is this modern two bedroom terraced property. Conveniently located just over 1 mile from Braintree Town Centre & Station, within close proximity of A120/M11 & Chelmsford. Ideal for first time buyers & investors!

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The accommodation, approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:
Radiator, carpeted flooring, smooth ceiling.

KITCHEN:
8'05 x 7'10 (2.57m x 2.39m)
Double glazed window to front aspect, matching wall and base units 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, vinyl flooring, smooth ceiling.

LOUNGE / DINING ROOM:
15'06 x 11'10 (4.72m x 3.61m)
Stairs to first floor, radiator, carpeted flooring, smooth ceiling, double glazed patio doors to conservatory.

CONSERVATORY:
9'08 x 8'00 (2.95m x 2.44m)
UPVC and brick construction with polycarbonate roof, vinyl flooring, double glazed french doors to rear garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:
Carpeted flooring, smooth ceiling.

MASTER BEDROOM:
11'11 x 11'10 max (3.63m x 3.61m max)
Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

BEDROOM TWO:
12'01 x 5'09 (3.68m x 1.75m)
Double glazed window to front aspect, radiator, carpeted flooring, smooth ceiling.

FAMILY BATHROOM:
Double glazed opaque window to front aspect, partly tiled walls, panelled bath with central mixer taps, low level WC, pedestal wash hand basin, radiator, vinyl flooring, smooth ceiling.

EXTERIOR:-

REAR GARDEN:
Enclosed rear garden, paved with rear access via a gate and a shed.

PARKING:
Tandem length carport with parking for two vehicles.

AGENTS NOTES:
For further information about this property, please call 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.