HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Lodge Road

Freehold
Tax Band: B

Braintree, CM7 1JA

Guide Price £290,000

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Boasting a 23' DUAL ASPECT lounge/diner, spacious 17' kitchen/breakfast room plus an UNOVERLOOKED rear garden is this modern three bedroom mid-terrace property. Benefiting from driveway parking for two vehicles and a GARAGE (to rear), well-presented throughout and offering a RECENTLY REFITTED BOILER plus recently refitted UPVC double glazing throughout. Situated within walking distance to all local amenities, popular schools and Braintree Town Centre & Station. Ideal for first time buyers!!

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Part-glazed main entrance door and opaque double glazed windows to front aspect, stairs to first floor, radiator, laminate flooring.

LOUNGE / DINER:
23'10 x 11'02 max to 8'00 (7.26m x 3.40m max to 2.44m)
Double glazed windows to front and rear aspects, central electric fireplace with wooden surround, two radiators, carpeted flooring.

KITCHEN / BREAKFAST ROOM:
17'04 x 9'04 (5.28m x 2.84m)
Double glazed window to rear aspect, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in oven, electric hob with extractor hood over, space for fridge/freezer, dishwasher, washing machine and tumble dryer, wall-mounted boiler, radiator, tiled flooring and door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access, carpeted flooring.

MASTER BEDROOM:
13'05 x 10'02 (4.09m x 3.10m)
Double glazed window front aspect, radiator, carpeted flooring.

BEDROOM TWO:
10'02 x 10'01 (3.10m x 3.07m)
Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM THREE:
10'04 max to 5'01 x 7'04 max (3.15m max to 1.55m x 2.24m max)
Double glazed window to front aspect, built-in wardrobe, radiator, carpeted flooring.

FAMILY BATHROOM:
Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, tiled flooring.

EXTERIOR:

REAR GARDEN:
Unoverlooked rear garden enclosed by fencing and comprising raised decking area to immediate property rear, remainder mainly laid to lawn with shrub borders, shed, gated rear access (with pathway leading to garage).

GARAGE, DRIVEWAY & PARKING:
Single garage located in a block to the rear of the property, fitted with up and over door. Driveway parking to property frontage for two vehicles.

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.