



Clouded Yellow Close

Braintree, CM7 1WQ

Asking Price £290,000



Benefiting from POTENTIAL TO EXTEND (STPP), with a 15' lounge plus 15' CONSERVATORY and driveway parking for TWO cars is this two bedroom SEMI-DETACHED property. Located in a sought after CUL-DE-SAC position, just a 10min walk from 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:

Double glazed window to side aspect, carpeted flooring, smooth ceiling.

LOUNGE:

15'00 x 13'01 (4.57m x 3.99m)

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

KITCHEN:

13'01 x 6'03 (3.99m x 1.91m)

Double glazed window to rear aspect, matching wall and base units with roll top work surfaces, bowl sink and drainer with central mixer taps, built-in oven, gas hob, extractor hood, space for fridge/freezer, washing machine, wall mounted boiler, radiator, laminate wood flooring, textured ceiling, door to conservatory.

CONSERVATORY:

15'00 x 9'10 (4.57m x 3.00m)

UPVC construction, polycarbonate roof, radiator, carpeted flooring. Double glazed french doors to rear garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access, carpeted flooring, textured ceiling.

MASTER BEDROOM:

11'09 x 10'05 (3.58m x 3.18m)

Double glazed window to front aspect, built-in wardrobes, radiator, laminate wood flooring, smooth ceiling.

BEDROOM TWO:

9'00 x 7'00 (2.74m x 2.13m)

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

FAMILY BATHROOM:

Double glazed opaque window to rear aspect, fully tiled walls, panelled bath with shower attachment, electric shower unit, low level WC, pedestal wash hand basin, radiator, carpeted flooring, smooth ceiling.

EXTERIOR:-

OUTBUILDING:

12'06 x 9'03 (3.81m x 2.82m)

Currently used as part office space, fitted with lighting and power.

REAR GARDEN:

Mainly laid to lawn with hardstanding pathway, side access via gate to front of the property.

DRIVEWAY & PARKING:

Driveway parking for two vehicles directly to the front of the property.

AGENTS NOTES:

For more information about this property or to arrange a viewing, contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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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