HAMILTON PIERS
YOUR LOCAL PROPERTY SPECIALISTS

Rushmoor Drive

Freehold
Tax Band: C

Braintree, CM7 1TW

Guide Price £300,000

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Benefiting from an EN-SUITE to master bedroom plus main bathroom & d/stairs cloakroom plus well-proportioned rear garden and driveway parking for two vehicles is this IMMACULATELY PRESENTED two bedroom SEMI-DETACHED property. Offering a spacious 15' kitchen/diner & modern lounge and ideally located within easy reach of Braintree Town Centre & Station (0.8m), Braintree Designer Village and A120/M11/Chelmsford. 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 entry door, stairs to first floor, radiator, vinyl tiled flooring and smooth coved ceiling.

CLOAKROOM:
Opaque double glazed arch window to front aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, vinyl tiled flooring and smooth coved ceiling.

LOUNGE:
12'07 x 12'02 (3.84m x 3.71m)
Double glazed window to front aspect, under stairs storage cupboard, radiator, carpeted flooring and smooth coved ceiling. Open to kitchen/diner.

KITCHEN / DINER:
15'03 x 7'10 (4.65m x 2.39m)
Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor over, space for fridge/freezer and washing machine, wall-mounted boiler (in cupboard), radiator, vinyl tiled flooring and smooth coved ceiling with sunken spotlights. French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to side aspect, loft access, airing cupboard, carpeted flooring and smooth ceiling.

MASTER BEDROOM:
11'01 max to 9'10 x 9'06 (3.38m max to 3.00m x 2.90m)
Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

EN-SUITE:
Enclosed and fully tiled corner shower unit, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, radiator, vinyl flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:
9'07 to 8'07 x 8'11 (2.92m to 2.62m x 2.72m)
Double glazed window to rear aspect, built-in wardrobe, radiator, carpeted flooring and smooth ceiling.

BATHROOM:
Opaque double glazed window to rear aspect, panelled bath, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, radiator, vinyl flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:
Enclosed rear garden comprising patio area with remainder mainly laid to lawn, shrub borders, newly installed storage shed, gated side access to driveway.

DRIVEWAY & PARKING:
Driveway parking for two vehicles.

AGENTS NOTES:
Council Tax Band: C

For further information regarding this property, please 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.