



George Road

Braintree, CM7 2RX

£350,000

Freehold
Tax Band: C



Boasting an UNOVERLOOKED WEST-FACING GARDEN and a SPACIOUS, MODERN KITCHEN DINER is this well presented semi detached 1930's home. Further offering a spacious living room with log burner, entrance hall & d/stairs cloakroom, THREE GOOD-SIZED BEDROOMS, refitted family bathroom and driveway parking. Ideally situated within walking distance of Braintree Town Centre & Station and in the catchment area for St Michaels Primary School. Contact Hamilton Piers to view!



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GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Stairs to first floor, doors leading to living room, kitchen diner, cloakroom, storage cupboard, radiator.

CLOAKROOM:

Opaque double glazed window, corner vanity sink, low level wc.

LIVING ROOM:

12'11" x 12'2" (3.94m x 3.73m)

Double glazed window to front aspect, log burner, radiator.

KITCHEN / BREAKFAST ROOM:

Double glazed window to rear aspect, series of base and wall units, Granite worktops, ceramic butler sink with mixer taps, induction hob with up and over extractor fan, double oven, integrated fridge freezer, dishwasher & washer dryer, boiler in cupboard, patio doors leading to garden.

FIRST FLOOR ACCOMMODATION:-

Doors leading to bedrooms, family bathroom, loft access.

BEDROOM ONE:

12'4" x 11'1" (3.76m x 3.38m)

Double glazed window to front aspect, radiator.

BEDROOM TWO:

12'2" x 10'5" (3.73m x 3.2m)

Double glazed window to rear aspect, single fitted wardrobe, radiator.

BEDROOM THREE:

8'9" x 8'0" (2.67m x 2.44m)

Double glazed window to rear, single fitted wardrobe.

BATHROOM:

Opaque double glazed window to front, fully tiled, bath with mixer taps & shower attachment, vanity hand wash basin and low level wc.

EXTERIOR:-

REAR GARDEN:

Unoverlooked west facing rear garden enclosed by fencing and comprising decking area with remainder laid to lawn, large shed at rear, gated side access.

DRIVEWAY & PARKING:

Block paved driveway for two vehicles.

AGENT NOTES:-

Council Tax Band: C

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



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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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