



Ridings Avenue

Great Notley, Braintree, CM77 7ZP

Freehold
Tax Band: D

Offers In Excess Of £325,000



Boasting an UNOVERLOOKED & generously sized rear garden, GARAGE plus driveway parking and TWO DOUBLE bedrooms is this IMMACULATELY PRESENTED mid-terrace property. Benefiting from RECENTLY UPDATED accommodation throughout, offering POTENTIAL TO EXTEND (STPP) and ideally positioned in the heart of Great Notley Garden Village, a short walk to all local shops/amenities & popular schools. Easy access to Braintree Town Centre/Station, 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 entry door, stairs to first floor, radiator, laminate flooring.

LOUNGE:

14'04 x 9'10 (4.37m x 3.00m)

Double glazed window to front aspect, under stairs storage cupboard, radiator, laminate flooring.

KITCHEN / DINER:

13'01 x 10'03 (3.99m x 3.12m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces in solid oak incorporating one and a half ceramic sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, space for fridge/freezer and washing machine, wall-mounted boiler (in cupboard), radiator, laminate flooring. Patio doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, carpeted flooring.

MASTER BEDROOM:

13'01 max to 9'11 x 11'04 (3.99m max to 3.02m x 3.45m)

Double glazed window to front aspect, built-in airing/storage cupboard, radiator, carpeted flooring.

BEDROOM TWO:

12'10 x 6'04 (3.91m x 1.93m)

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

BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, inset WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, vinyl flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden enclosed by fencing and comprising patio area to immediate rear with remainder mainly laid to lawn, tree and shrub border with rear access via gate.

GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Driveway parking for one vehicle in front of garage with further on-street parking available if required on a free for all basis.

AGENTS NOTES:

Council Tax Band: D

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.

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