HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Brain Valley Avenue

Freehold
Tax Band: C

Braintree, CM77 8LS

Offers In The Region Of £325,000

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Being sold with NO ONWARD CHAIN is this semi detached home, boasting a SPACIOUS 26' LOUNGE DINER, three good sized bedrooms, NEWLY FITTED BOILER, family bathroom with separate W/C, kitchen, PRIVATE REAR GARDEN with excellent POTENTIAL TO EXTEND, also offering a garage (with potential to convert) and driveway parking for 3 cars. Contact Hamilton Piers to view!

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Ground Floor:

Entrance Porch:
UPVC entrance door to front, double glazed window to rear, UPVC door to entrance hall.

Entrance Hall:
Doors to kitchen, lounge diner, cupboard housing boiler (1 year old), stairs to first floor, radiator.

Lounge Diner:
26'" x 11'6" > 9'1" (7.92m x 3.51m > 2.77m)
Double glazed window to front, fireplace, two radiators. door to kitchen, french doors to rear.

Kitchen:
10'11" x 8'7" (3.33m x 2.62m)
Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for cooker, fridge freezer, washing machine, UPVC door to side, cupboard, part tiled walls.

First Floor:

Landing:
Double glazed window to side half landing, doors to bedroom one, bedroom two, bedroom three, family bathroom, separate W/C, airing cupboard.

Bedroom One:
12'4" x 11'8" (3.76m x 3.56m)
Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two:
11'8" x 11'8" (3.56m x 3.56m)
Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three:
8'11" x 8'7" (2.72m x 2.62m)
Double glazed window to front, fitted wardrobes, radiator.

Family Bathroom:
Obscure double glazed window to rear, panel bath, wall mounted hand wash basin, chrome towel radiator, part tiled walls.

Separate W/C:
Obscure double glazed window to rear, low level W/C.

Exterior:

Rear Garden:
Paved patio to immediate rear, mature shrubs, side access, oil tank, rest laid to lawn.

Frontage, Garage & Parking:
Garage with barn style doors, driveway parking for 2/3 cars, mature shrubs to border, rest laid to lawn.

Agents Note
The property is in need of refurbishment and would suit someone wanting to put their own stamp on their next home.

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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.