



Stanstrete Field

Freehold
Tax Band: C

Great Notley, Braintree, CM77 7PR

Offers In Excess Of £285,000



Boasting a sizeable UNOVERLOOKED rear garden, spacious 17' lounge/diner plus ALLOCATED PARKING for two vehicles is this well-presented two DOUBLE bedroom end-terrace property. Benefiting from POTENTIAL TO EXTEND (STPP), a new boiler installed in 2019 and ideally located just a short walk to all local shops/amenities & popular schools, with 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 entrance door, built-in storage cupboard, radiator, laminate flooring.

KITCHEN:

9'8 x 6'7 (2.95m x 2.01m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, space for cooker, gas hob with extractor hood over, space for fridge/freezer, dishwasher and washing machine, wall-mounted boiler (in cupboard), radiator, laminate flooring.

LOUNGE / DINER:

17'10 x 13'01 (5.44m x 3.99m)

Stairs to first floor, under stairs storage cupboard, radiator, carpeted flooring. Bi-folding doors across rear aspect onto garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, carpeted flooring.

BEDROOM ONE:

13'1 x 11'00 (3.99m x 3.35m)

Double glazed window to rear aspect, large recess for wardrobes, built-in airing/storage cupboard, radiator, carpeted flooring.

BEDROOM TWO:

13'00 x 6'8 (3.96m x 2.03m)

Double glazed window to front aspect, radiator, laminate flooring.

BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and dual shower over, low level

WC, vanity wash hand basin, fully tiled, heated towel rail, extractor fan, tiled flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden comprising large block paved patio area across property rear and side, raised decking area, shed, gated side access.

DRIVEWAY & PARKING:

Allocated parking for two vehicles to property frontage.

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.

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