



Greene View

Braintree, CM7 1DF

Guide Price £225,000



****£225,000-£235,000**** Benefiting from a spacious 24' LOUNGE/DINER, allocated parking for two vehicles & fronting onto a greensward is this two bedroom terraced property. Located within close proximity of A120, Town Centre & Chelmsford - Ideal for investors & first time buyers!



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Storage cupboard, laminate wood flooring, textured ceiling.

LOUNGE / DINING ROOM: (24'08" x 12'02")

Double glazed window to front aspect, stairs to first floor, radiator, laminate wood flooring, textured ceiling, double glazed french doors to rear aspect.

KITCHEN: (9'10 x 5'06")

Double glazed window to rear aspect, matching wall and base units with roll top work surfaces, bowl sink and drainer with central mixer taps, built-in oven, gas hob, extractor hood, space for American fridge/freezer and washing machine, wall-mounted boiler, radiator, vinyl flooring, textured ceiling.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access, airing cupboard, carpeted flooring, textured ceiling.

MASTER BEDROOM: (12'01" x 11'03" MAX)

Double glazed window to front aspect, airing cupboard, carpeted flooring, textured ceiling.

BEDROOM TWO: (10'08" x 6'05")

Double glazed window to rear aspect, built-in wardrobes, radiator, laminate wood flooring, textured ceiling.

FAMILY BATHROOM:

Double glazed opaque window to rear aspect, panelled bath with shower attachment, low level WC, pedestal wash hand basin, radiator, tiled flooring, textured ceiling.

EXTERIOR:-

REAR GARDEN: (35'00")

Enclosed rear garden, mainly laid to lawn with hardstanding patio area, rear access via a gate to parking area.

PARKING:

Allocated parking for two vehicles at the rear of the property.

AGENTS NOTES:

For further information 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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