



## Lammas Drive

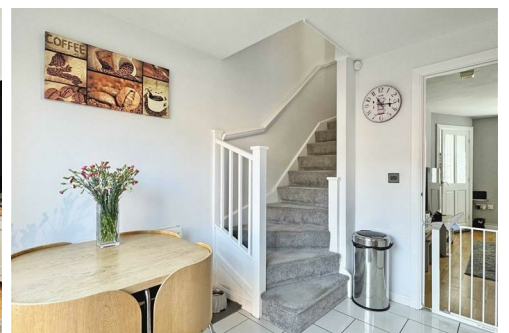
Braintree, CM7 3LQ

**Guide Price £280,000**

Freehold  
Tax Band: C



Boasting an UNOVERLOOKED & well-proportioned rear garden, EN-SUITE to master plus bathroom & d/stairs cloakroom with the added benefit of a GARAGE and driveway parking for two vehicles is this IMMACULATELY PRESENTED two double bedroom end terrace property. Offering a spacious lounge and kitchen/diner, situated in a tucked away MEWS POSITION and located within easy reach of local shops/amenities, schools & A120/M11. Ideal for first time buyers!!



## Lammas Drive, Braintree, CM7 3LQ

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

### GROUND FLOOR ACCOMMODATION:

#### ENTRANCE HALL:

Part-glazed main entry door, radiator, wooden flooring. Door into lounge:

#### CLOAKROOM:

Low level WC, pedestal wash hand basin with tiled splash backs, radiator, tiled flooring.

#### LOUNGE:

14'6 x 10'3 (4.42m x 3.12m)

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

#### KITCHEN / DINER:

13'4 x 9'0 (4.06m x 2.74m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor hood over, integrated fridge/freezer, space for washing machine and dishwasher, radiator, tiled flooring. Patio doors onto rear garden.

### FIRST FLOOR ACCOMMODATION:

#### LANDING:

Loft access, airing cupboard, carpeted flooring.

#### MASTER BEDROOM:

11'1 x 10'7 (3.38m x 3.23m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

#### EN-SUITE:

Opaque double glazed window to front aspect, enclosed and fully tiled single shower unit, low level WC, pedestal wash hand basin with tiled splash backs, radiator, tiled flooring.

#### BEDROOM TWO:

10'7 x 7'1 (3.23m x 2.16m)

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, low level WC, pedestal wash hand basin with tiled splash backs, radiator, tiled flooring.

#### EXTERIOR:

#### REAR GARDEN:

Unoverlooked rear garden enclosed by brick walling and comprising patio area with remainder laid to lawn, shrub borders set behind raised beds.

#### GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Driveway parking for two vehicles.

#### 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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