



## Springfields

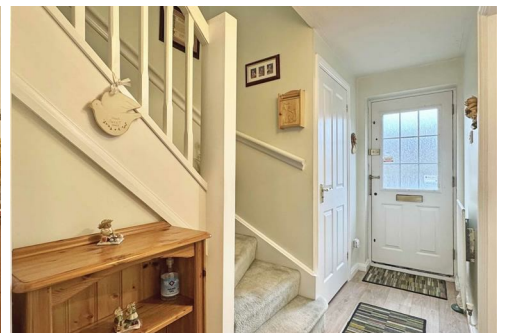
Braintree, CM77 6GE

**Guide Price £290,000**



Freehold  
Tax Band:

\*\*\*OPEN DAY: SATURDAY 8TH MARCH: 11AM-12PM BY APPOINTMENT ONLY\*\*\* Boasting NO ONWARD CHAIN and offering a spacious lounge/diner, CONSERVATORY, d/stairs cloakroom and a well-proportioned rear garden is this TWO DOUBLE bedroom terraced property. Presented immaculately throughout and benefiting from driveway parking for 1-2 vehicles - Conveniently located within easy reach of Braintree Town Centre/Station, A120/M11 & local amenities. Ideal for first time buyers!!



# Springfields, Braintree, CM77 6GE

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed main entry door, stairs to first floor, radiator, wood effect flooring.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, wood effect flooring.

### KITCHEN:

10'00 x 6'05 (3.05m x 1.96m)

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

### LOUNGE / DINER:

14'04 x 13'08 (4.37m x 4.17m)

Under stairs storage cupboard, two radiators, carpeted flooring. Patio doors onto conservatory.

### CONSERVATORY:

10'10 x 8'00 (3.30m x 2.44m)

Part brick and part UPVC construction with polycarbonate roof, tiled flooring and French doors to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, airing cupboard, radiator, carpeted flooring.

### MASTER BEDROOM:

13'08 reducing to 9'08 x 9'01 (4.17m reducing to 2.95m x 2.77m)

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

### BEDROOM TWO:

11'09 x 8'06 (3.58m x 2.59m)

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

### BATHROOM:

Panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, radiator.

### EXTERIOR:

### REAR GARDEN:

### DRIVEWAY & PARKING:

### AGENTS NOTES:

Council Tax Band:

For further information regarding this property, please contact Hamilton Piers.



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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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