



Grantham Avenue old

Great Notley, Braintree, CM77 7FP

Guide Price £245,000

Freehold
Tax Band:



Boasting NO CHAIN with an IMPRESSIVE 25' LOUNGE, opening to a modern kitchen & atrium-style diner is this well presented staggered terrace home. Offering TWO DOUBLE BEDROOMS, cloakroom, enclosed rear garden & DRIVEWAY PARKING to front.



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advert summary

GUIDE PRICE ?245,000-?255,000

Boasting an IMPRESSIVE 25' LOUNGE that is OPEN PLAN to the modern kitchen & atrium-style diner is this well presented staggered terrace home, exclusively offered for sale by Great Notley's leading and multi award winning agent, Hamilton Piers.

With TWO DOUBLE BEDROOMS, entrance hall & cloakroom, enclosed rear garden, and DRIVEWAY PARKING to front.

Ideally located within easy access to local amenities and schools.

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE?HALL:?

Stairs to first floor, radiator, laminate wood flooring, smooth ceiling, doors to cloakroom and lounge.

CLOAKROOM:

Double glazed opaque window to front aspect, low level WC, vanity wash hand basin with tiled splashbacks, radiator, vinyl flooring, smooth ceiling.

LOUNGE:?(25'06" x 10'10" MAX)

Double glazed window to front aspect, open plan, radiator, understairs storage, carpeted flooring, smooth ceiling.

KITCHEN:?(10'10" x 7'05")

Open plan to lounge and atrium, matching wall and base units with roll top work surfaces and tiled splash backs, bowl sink and drainer with central mixer taps, built-in oven, gas hob with extractor hood, integrated dishwasher, space for fridge freezer and washing machine, wall mounted boiler, vinyl flooring, smooth ceiling.

ATRIUM:?(14'01" x 8'00")

UPVC?and brick construction, glass roof, radiator, laminate wood flooring, two double glazed french doors to rear garden.

FIRST?FLOOR?ACCOMMODATION:-

MASTER?BEDROOM:?(14'01" x 11'01")

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

BEDROOM TWO: (12'11" x 7'07")

Double glazed window to rear aspect, radiator, laminate wood flooring, smooth ceiling.

FAMILY?BATHROOM:?

Double glazed window to rear aspect, panelled bath with shower attachment, inset WC, inset wash hand basin with tiled splash backs, radiator, vinyl flooring, smooth ceiling.

EXTERIOR:-

REAR GARDEN:

Enclosed rear garden with hard standing patio area, with mature borders, rear access via a gate.

DRIVEWAY AND PARKING:

Hardstanding driveway parking at the front of the property.

AGENTS NOTES:

For further information please contact Hamilton Piers on (01376) 341 141.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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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