HAMILTON PIERS

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Stanstrete Field

Freehold
Tax Band: C

Great Notley, Braintree, CM77 7PR

Guide Price £270,000

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Boasting NO ONWARD CHAIN and offering an UNOVERLOOKED rear garden, TWO driveway parking spaces plus a spacious lounge/diner and lean-to conservatory is this EXTENDED two DOUBLE bedroom terraced property. In need of modernisation* so an ideal project for first time buyers! Ideally situated in the sought after Great Notley Garden Village, just a short walk to all local shops/amenities & with easy access to Braintree Town Centre/Station, A120/M11 and Chelmsford.

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Composite secure main entry door, storage cupboard, radiator, laminate flooring.

KITCHEN:
9'08 x 6'10 (2.95m x 2.08m)
Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, cooker with gas hob and extractor hood over, space for fridge/freezer, slim dishwasher and washing machine, wall-mounted boiler, vinyl flooring.

LOUNGE / DINER:
14'11 x 13'02 plus door recess (4.55m x 4.01m plus door recess)
Double glazed window to rear aspect, stairs to first floor, radiator, part carpeted and part laminate flooring. Opening to conservatory.

CONSERVATORY:
11'07 x 7'07 (3.53m x 2.31m)
Part brick and part UPVC construction, polycarbonate roof, tiled flooring and double doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access, carpeted flooring.

BEDROOM ONE:
13'02 x 11'03 (4.01m x 3.43m)
Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM TWO:
13'01 x 6'05 (3.99m x 1.96m)
Double glazed window to front aspect, radiator, carpeted flooring.

BATHROOM:
Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, radiator, vinyl flooring.

EXTERIOR:

REAR GARDEN:
Unoverlooked rear garden comprising mainly hard landscaped paving and shingle areas, enclosed by fencing.

DRIVEWAY & PARKING:
Driveway parking for two vehicles.

AGENTS NOTES:
Council Tax Band: C

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.