



Aetheric Road

Braintree, CM7 2NE

Freehold
Tax Band: C

Offers In Excess Of £325,000



Boasting a 75' UNOVERLOOKED rear garden, 20' TRIPLE ASPECT kitchen/diner & modern lounge is this spacious three bedroom SEMI-DETACHED property. Benefiting from a driveway with parking for FOUR vehicles, offering the POTENTIAL TO EXTEND (STPP) and ideally located on a corner plot with a generous front outlook and set within a short walk to Braintree Town Centre & Station. Ideal for first time buyers!



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

GROUND FLOOR ACCOMMODATION:

ENTRY PORCH AREA:

Short step to brick sheltered storm porch with slate tiled flooring leading to main entry door.

ENTRANCE HALL:

Part-glazed entry door. double glazed window to front aspect (fitted with shutters), stairs to first floor, laminate flooring and smooth ceiling.

LOUNGE:

11'11 x 9'10 (3.63m x 3.00m)

Double glazed window to front aspect (fitted with shutters), radiator, laminate flooring and smooth ceiling with sunken spotlights.

KITCHEN / DINER:

20'02 x 15'03 (6.15m x 4.65m)

Double glazed windows to rear and side aspects, a series of matching base and wall units, single bowl sink with central mixer tap and drainer, built-in oven, gas hob, space for fridge/freezer, dishwasher and washing machine, laminate flooring. Patio doors onto rear garden and part-glazed side access door.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to side aspect (fitted with shutters), loft access, carpeted flooring and smooth ceiling.

MASTER BEDROOM:

11'11 x 9'11 (3.63m x 3.02m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

BEDROOM TWO:

11'11 x 9'11 (3.63m x 3.02m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM THREE:

9'11 x 5'11 plus door recess (3.02m x 1.80m plus door recess)

Double glazed window to rear aspect, radiator and laminate flooring.

FAMILY BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower over, low level WC, vanity wash hand basin, fully tiled, extractor fan, heated towel rail, tiled flooring and smooth ceiling.

EXTERIOR:

REAR GARDEN:

Enclosed and generously sized rear garden comprising raised decking area with remainder mainly laid to lawn, mature tree and shrub borders, storage shed, side access gate.

DRIVEWAY & PARKING:

Shingled driveway parking for four vehicles.

AGENTS NOTES:

Council Tax Band: C

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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