HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Leonard Mews

Freehold
Tax Band: B

Braintree, CM7 1YX

Guide Price £260,000

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Boasting an UNOVERLOOKED & recently re-landscaped rear garden, a modern kitchen, lounge & RECENTLY ADDED conservatory is this two DOUBLE bedroom property. Benefiting from a RECENTLY REFITTED BOILER, allocated parking for two vehicles and OVERLOOKING FIELDS to rear aspect. Tucked away in a quiet CUL-DE-SAC location with convenient access to local shops/amenities & 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:
Composite secure main entry door, double glazed window to side aspect, laminate flooring. Door to inner hall.

INNER HALL:
Stairs to first floor, under stairs utility/storage cupboard, laminate flooring.

KITCHEN:
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 hood over, space for fridge/freezer, dishwasher and washing machine, wall-mounted boiler, laminate flooring.

LOUNGE:
Double glazed window to rear aspect, central electric fireplace with surround, radiator, carpeted flooring.

CONSERVATORY:
9'05 x 9'01 (2.87m x 2.77m)
Opaque double glazed windows to each side aspect, radiator, carpeted flooring and smooth ceiling with glass lantern roof and double doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access (half-boarded with lighting), carpeted flooring.

BEDROOM ONE:
Two double glazed windows to rear aspect, radiator, carpeted flooring.

BEDROOM TWO:
Two double glazed windows to front aspect, built-in storage cupboard/wardrobe, radiator, carpeted flooring.

BATHROOM:
Panelled bath with shower over, low level WC, pedestal wash hand basin with tiled splash back, shaver point, extractor fan, heated towel rail, vinyl flooring.

EXTERIOR:

REAR GARDEN:
Recently relandscaped rear garden, enclosed by fencing and comprising patio areas to edging with central area laid to lawn, gated rear access onto playing fields.

PARKING:
Private parking for two vehicles in allocated drive to property front.

AGENTS NOTES:
Council Tax Band: B

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.