



Chelmer Road

Braintree, CM7 3PY

Freehold
Tax Band: B

Offers In Excess Of £300,000



Boasting an UNOVERLOOKED rear garden with access into 19' garage & adjoining WORKSHOP/STUDIO plus spacious lounge, 17' kitchen/diner and lean-to conservatory is this three bedroom mid-terrace property. Benefiting from POTENTIAL TO EXTEND (STPP), ideally located close to local amenities/schools and Braintree Town Centre/Station. Convenient access to A120/M11 & Chelmsford. Ideal for first time buyers!!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Stairs to first floor, built-in storage cupboard, laminate flooring.

LOUNGE:

14'07 x 14'07 (4.45m x 4.45m)

Double glazed window to front aspect, central fireplace surround (currently a standalone electric fire), under stairs storage cupboard, laminate flooring.

KITCHEN / DINER:

17'06 x 8'03 (5.33m x 2.51m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor over, space for fridge/freezer, dishwasher and washing machine, radiator, vinyl flooring. Door to lean-to conservatory.

LEAN-TO CONSERVATORY:

9'02 x 5'03 (2.79m x 1.60m)

UPVC construction with polycarbonate roof. Door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, carpeted flooring.

BEDROOM ONE:

13'10 x 11'04 (4.22m x 3.45m)

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

BEDROOM TWO:

9'02 x 8'09 plus door recess (2.79m x 2.67m plus door recess)

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

BEDROOM THREE:

8'09 x 6'04 (2.67m x 1.93m)

Double glazed window to front aspect, built-in cupboard, radiator, laminate flooring.

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash back, heated towel rail, vinyl flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden comprising patio with remainder mainly laid to lawn, raised tiled seating area, shed/store room, pathway to access door into garage.

GARAGE, WORKSHOP & PARKING:

19'06 x 10'06 (5.94m x 3.20m)

Garage (located to property rear en-bloc) accessed via hinged doors, fitted with power and lighting with door to additional room (currently used as a workshop with potential to utilise as gym/studio).

Workshop internal measurement - 15'8 x 8'3.

Parking for two vehicles to property rear and on-street parking available at front on a free for all basis.

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.

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