HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Stanstrete Field

Freehold
Tax Band: C

Great Notley, Braintree, CM77 7JW

Offers Over £270,000

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Boasting a private RECENTLY RE-LANDSCAPED rear garden, spacious 18' lounge/diner and modernised kitchen is this TWO DOUBLE bedroom mid-terrace property. Benefiting from TWO allocated parking spaces, front views over greensward and ideally located just a short walk to all local shops/amenities & popular schools. Ideal for first time buyers!!

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Part-glazed secure main entry door, under stairs storage cupboard, radiator, wooden flooring.

KITCHEN:
9'8 x 6'7 (2.95m x 2.01m)
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, space for oven with electric hob and extractor over, space for fridge/freezer and washing machine, radiator, wooden flooring.

LOUNGE / DINER:
18'00 x 13'1 (5.49m x 3.99m)
Double glazed window to rear aspect, stairs to first floor, radiator, wooden flooring. Door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access, carpeted flooring.

MASTER BEDROOM:
11'4 x 10'10 (3.45m x 3.30m)
Double glazed window to rear aspect, fitted wardrobes, built-in airing cupboard, radiator, carpeted flooring.

BEDROOM TWO:
12'10 x 6'11 (3.91m x 2.11m)
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, fully tiled, radiator, wooden flooring.

EXTERIOR:

REAR GARDEN:
Enclosed rear garden comprising patio area with remainder mainly laid to lawn, storage shed, gated rear access.

ALLOCATED PARKING:
One allocated parking space to the front of the property and one in an allocated parking area to the side of the property.

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.