HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Cuckoo Way

Freehold
Tax Band: C

Great Notley, Braintree, CM77 7YG

Offers In Excess Of £300,000

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Boasting NO ONWARD CHAIN and offering two DOUBLE bedrooms, two allocated parking spaces and having been RECENTLY REDECORATED THROUGHOUT is this ideally positioned mid-terrace property. Benefiting from a lounge, separate dining room & kitchen with well-proportioned rear garden and POTENTIAL TO EXTEND (STPP). Set in a CUL-DE-SAC location within the popular Great Notley Garden Village, just a short walk to all local shops/amenities - Ideal for first time buyers and investors!!

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Part-glazed entrance door, stairs to first floor, radiator, wood flooring.

LOUNGE:
14'5 x 10'9 (4.39m x 3.28m)
Double glazed window to front aspect, under stairs storage cupboard, radiator, wood flooring.

DINING ROOM:
9'8 x 7'10 (2.95m x 2.39m)
Radiator, tiled flooring and French doors onto rear garden. Opening to kitchen.

KITCHEN:
9'8 x 5'11 (2.95m x 1.80m)
Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor over, space for fridge/freezer and washing machine, wall-mounted boiler, tiled flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:
Carpeted flooring.

BEDROOM ONE:
14'1 x 11'4 (4.29m x 3.45m)
Double glazed window to front aspect, built-in wardrobe and airing cupboard, radiator, carpeted flooring.

BEDROOM TWO:
12'9 x 7'4 (3.89m x 2.24m)
Double glazed window to rear aspect, radiator, carpeted flooring.

BATHROOM:
Opaque double glazed window to rear aspect, panelled bath with shower over, inset WC, inset wash hand basin, radiator, vinyl flooring.

EXTERIOR:

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

ALLOCATED PARKING:
Two allocated parking spaces to the front of the property.

AGENTS NOTES:
Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
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.