



Stanstrete Field

Great Notley, Braintree, CM77 7PR

Asking Price £240,000



SOLD STC IN 48 HOURS

Benefiting from an UNOVERLOOKED garden with RECENTLY FITTED kitchen & bathroom plus two DOUBLE bedrooms is this terraced property. Set on the sought after Great Notley development, in walking distance to all local amenities. Viewings highly advised.



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advert summary

Hamilton Piers, Great Notley's leading local property specialists, are delighted to offer for sale this terraced property, benefiting from an UNOVERLOOKED garden with RECENTLY FITTED kitchen & bathroom plus two DOUBLE bedrooms. Set on the sought after Great Notley development, in walking distance to all local amenities.

The property itself has been updated by the current owner to a high standard, incorporating a new kitchen, bathroom and landscaped rear garden. Set on the very popular Great Notley Garden Village, just 4 miles from Braintree Station which provides a regular service (via Chelmsford) to London Liverpool Street. Additionally, the A120 & Chelmsford are in close proximity.

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Part-glazed entrance door, radiator, storage cupboard, tiled flooring and smooth covered ceiling.

KITCHEN: (9'8" x 6'10")

Double glazed window to front aspect, a series of matching base and wall units, single bowl sink with drainer and central mixer tap, 'Leisure' cooker with gas hob, space for fridge/freezer and washing machine, wall-mounted boiler, tiled flooring and smooth covered ceiling.

LOUNGE/DINER: (14'8" x 13'1")

Stairs to first floor, understairs storage cupboard, radiator, carpet to floor and smooth covered ceiling. Patio door to rear garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Carpet to floor, smooth covered ceiling.

BEDROOM ONE: (13'1" x 11'3")

Double glazed window to rear aspect, airing/storage cupboard, radiator, carpet to floor and smooth covered ceiling.

BEDROOM TWO: (13' x 6'5")

Double glazed window to front aspect, radiator, carpet to floor and smooth covered ceiling.

BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and electric shower over, inset WC, vanity wash hand basin, extractor fan, radiator, tiled flooring and smooth ceiling.

EXTERIOR:-

FRONT:

The property is approached via pathway leading to front door, with a small lawned area, enclosed by hedging to front and side borders.

REAR GARDEN:

Fenced rear garden with patio area to immediate rear, remainder laid to lawn with shrubs and trees to side border for privacy and shed to rear, rear access gate.

PARKING:

Allocated parking for two vehicles (middle bay of parking area to right hand side of property).

AGENTS NOTES:

For further information please contact Hamilton Piers on (01376) 341141.

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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