



## Tapestry Walk

Braintree, CM7 3FB

**Guide Price £250,000**



Freehold  
Tax Band: B

Boasting TWO DUAL-ASPECT DOUBLE BEDROOMS is this spacious semi detached home offering an entrance hall & cloakroom, spacious lounge, KITCHEN DINER and adjoining CONSERVATORY, family bathroom, private rear garden and PRIVATE PARKING SPACE located to the immediate rear of the property. Offered for sale by Hamilton Piers with NO ONWARD CHAIN, and requiring some general updating internally (reflected in price) - ideal for FIRST TIME BUYERS! Perfectly located overlooking a pleasant green, close to Braintree's town centre and station in a well-regarded turning. View today!



# Tapestry Walk, Braintree, CM7 3FB

## GROUND FLOOR ACCOMMODATION:-

### ENTRANCE HALL:-

UPVC entrance door to front. Door to Cloakroom and Lounge.

### CLOAKROOM:-

Double Glazed obscure window to front, wall mounted basin with tiled splashback, low level w/c, wall heater.

### LOUNGE:-

13'00 max x 13'04 (3.96m max x 4.06m)

Dual aspect with double glazed window to front and rear, Stairs to first floor, brick fireplace with electric feature fire inset, wall heater, under stair storage and door to kitchen.

### KITCHEN DINER:-

13'07 x 9'08 (4.14m x 2.95m)

UPVC french doors to conservatory, roll top work surfaces, matching base and wall units, stainless steel drainer sink with mixer tap, built in single oven with electric hob, space for fridge/freezer and washing machine, wall heater, oak flooring to dining area.

### CONSERVATORY:-

9'08 x 7'05 (2.95m x 2.26m)

Double glazed windows to rear/side aspects, with french doors to rear and single door to side, wall heater.

## FIRST FLOOR ACCOMMODATION:-

### LANDING:-

Double glazed window to rear, loft access, storage/airing cupboard.

### BEDROOM ONE:-

12'11 x " 8'07 (3.94m x " 2.62m)

Dual aspect double glazed window to rear and front (overlooking the green), two wall heaters.

### BEDROOM TWO:-

Dual aspect double glazed window to front and rear, wall heater, storage cupboard/wardrobe, wall heater.

## BATHROOM:

Obscure double glazed window to front, bath with shower over, low level wc, pedestal hand basin.

## EXTERIOR:-

### FRONT GARDEN & PARKING:

Small front garden area, green to immediate front of property, gated access to private parking at rear and on-street parking available a few yards away from the home.

### REAR GARDEN:

Mainly laid to lawn, shrub borders, gated direct access to private parking to rear.

## AGENTS NOTES:-

Contact Hamilton Piers to view.



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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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