HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Lea Close

Leasehold
Tax Band: C

Braintree, CM7 3YP

Offers In Excess Of £275,000

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Boasting NO ONWARD CHAIN and benefiting from a private UNOVERLOOKED rear garden, RECENTLY REFITTED KITCHEN and driveway parking for 2-3 vehicles is this two bedroom semi-detached BUNGALOW. Offered with VACANT POSSESSION and available to OVER 55's, this well-proportioned retirement property is ideally situated in a quiet CUL-DE-SAC location, just a short walk to local shops/services & bus routes.

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE LOBBY:
Part-glazed entry door, airing cupboard and storage cupboard, loft access, carpeted flooring.

LOUNGE / DINER:
16'20 x 11'73 (4.88m x 3.35m)
Double glazed windows to rear aspect, radiator, carpeted flooring and smooth coved ceiling. UPVC double glazed double doors onto rear garden.

KITCHEN:
7'82 x 6'72 (2.13m x 1.83m)
Double glazed window to rear aspect, a series of recently refitted matching base and wall units, edged work surfaces incorporating single bowl sink with central mixer tap and drainer, built-in oven with induction hob and extractor over, space for low level fridge, wall-mounted boiler (in cupboard), laminate flooring.

INNER HALL:
Access to bedrooms and shower room.

BEDROOM ONE:
12'30 x 8'46 (3.66m x 2.44m)
Double glazed window to front aspect, radiator, carpeted flooring.

BEDROOM TWO:
8'93 x 7'85 (2.44m x 2.13m)
Double glazed window to front aspect, radiator, carpeted flooring.

SHOWER ROOM:
Opaque double glazed window to side aspect, large enclosed corner shower unit, low level WC, vanity wash hand basin, shaver point, fully tiled, radiator, tiled flooring.

EXTERIOR:

REAR GARDEN:
Unoverlooked fenced rear garden, mainly hard landscaped with shrub borders, shed and gated side access.

DRIVEWAY & PARKING:
Driveway parking for 2-3 vehicles with visitors spaces available in parking area within the cul-de-sac. On-street parking also available if required.

AGENTS NOTES:
Council Tax Band: C

Leasehold Details:

No. of years remaining on current lease - 92
Annual Service Charge - Approx £1896

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.