



Ragley Close

Great Notley, Braintree, CM77 7XP

Offers In Excess Of £270,000



Benefiting from a COMPLETE ONWARD CHAIN with an UNOVERLOOKED rear garden, POTENTIAL TO EXTEND (stpp) and two DOUBLE bedrooms is this modern mid-terrace property. Offering two allocated parking spaces and facing onto a greensward, located just a stone's throw from all local 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:

Stairs to first floor, radiator, laminate wood flooring, textured ceiling, door to lounge.

LOUNGE:

14'05 x 9'09 (4.39m x 2.97m)

Double glazed window to front aspect, radiator, carpeted flooring, textured ceiling. door to kitchen.

DINING ROOM:

10'02 x 7'01 (3.10m x 2.16m)

Radiator, tiled flooring, smooth ceiling, double glazed french doors to rear garden. open plan to kitchen.

KITCHEN:

9'07 x 6'02 (2.92m x 1.88m)

Double glazed window to rear aspect, matching wall and base units with roll top work surfaces, bowl sink and drainer with central mixer taps, space for fridge/freezer, dishwasher, washing machine and cooker, wall mounted boiler, tiled flooring, smooth ceiling.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access, radiator, carpeted flooring, smooth ceiling.

MASTER BEDROOM:

11'04 x 11'01 (3.45m x 3.38m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring, textured ceiling.

BEDROOM TWO:

12'10 x 6'05 (3.91m x 1.96m)

Double glazed window to rear aspect, radiator, carpeted flooring, textured ceiling.

FAMILY BATHROOM:

Double glazed opaque window to rear aspect, partly tiled walls, panelled bath with electric shower over, inset WC, inset wash hand basin, radiator, vinyl flooring, textured ceiling.

EXTERIOR:-

REAR GARDEN:

Unoverlooked enclosed rear garden mainly laid to lawn with hardstanding patio area. rear access via a gate.

PARKING:

Two allocated parking spaces, visitors spaces available.

AGENTS NOTES:

For further information please contact Hamilton Piers.

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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