



## Keeble Way

Braintree, CM7 3JX

**Offers Over £300,000**

Freehold  
Tax Band: C



Boasting an UNOVERLOOKED rear garden, DUAL ASPECT lounge/diner with separate kitchen, d/stairs cloakroom plus a purpose built GARAGE and TWO allocated parking spaces is this well-proportioned three bedroom END-TERRACE property. Benefiting from a tucked away CUL-DE-SAC location overlooking greensward to front and ideally situated close to all local shops/amenities & schools, just a short walk to Braintree Town Centre/Station with convenient access to A120/M11 & Chelmsford. Perfect for first time buyers!!



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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Stairs to first floor, radiator, laminate flooring.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin with tiled splash back, radiator, laminate flooring.

### KITCHEN:

9'2 x 8'0 (2.79m x 2.44m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, space for fridge/freezer, dishwasher and washing machine, wall-mounted boiler (in cupboard), radiator, tiled flooring.

### LOUNGE / DINER:

14'9 x 14'7 (4.50m x 4.45m)

Double glazed windows to side and rear aspects, two radiators, under stairs storage cupboard, laminate flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, carpeted flooring.

### MASTER BEDROOM:

13'0 x 8'5 (3.96m x 2.57m)

Two double glazed windows to front aspect, built-in airing cupboard, radiator, carpeted flooring.

### BEDROOM TWO:

10'1 x 6'9 (3.07m x 2.06m)

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

### BEDROOM THREE:

7'7 x 6'9 (2.31m x 2.06m)

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

### FAMILY BATHROOM:

Opaque double glazed window to side aspect, panelled bath with shower over, low level WC, vanity wash hand basin with tiled splash back, shaver point, extractor fan, radiator, vinyl flooring.

### EXTERIOR:

### REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising patio area to immediate property rear with remainder mainly laid to lawn, segregated by low picket fence and gate with gated side access and access door into garage.

### GARAGE & PARKING:

Purpose built garage (located to the property rear), fitted with power, lighting and up & over door. Allocated parking for two vehicles.

### AGENTS NOTES:

Council Tax Band: C

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



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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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