



## Leonard Mews

Braintree, CM7 1YX

Freehold  
Tax Band: B

**Asking Price £180,000**



Boasting NO ONWARD CHAIN and offered with RECENTLY UPDATED kitchen & shower room, an enclosed PRIVATE GARDEN plus well-proportioned living space is this ONE DOUBLE BEDROOM end-terrace house. Benefiting from driveway parking with additional space and OVERLOOKING FIELDS to front, ideally tucked away in a MEWS LOCATION with easy access to all local shops/amenities & Braintree Town Centre/Station - Perfect for first time buyers & investors!!





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

### GROUND FLOOR ACCOMMODATION:

#### ENTRY PORCH:

Secure main entry door into porch area, opaque double glazed windows to front and side aspects, carpeted flooring. Door leading into;

#### LOUNGE / DINER:

13'07 x 9'03 (4.14m x 2.82m)

Double glazed windows to front and side aspects, stairs to first floor, under stairs large storage cupboard (currently converted into study area), central feature fireplace, laminate flooring. Opening to kitchen.

#### KITCHEN:

7'09 x 5'11 (2.36m x 1.80m)

Double glazed window to side aspect, a series of matching base and wall units, edged work surfaces incorporating single bowl sink with central mixer tap and drainer, cooker, electric hob with extractor hood over, space for fridge/freezer and washing machine, laminate flooring.

### FIRST FLOOR ACCOMMODATION:

#### LANDING:

Loft access, airing cupboard, laminate flooring.

#### MASTER BEDROOM:

13'09 x 8'05 (4.19m x 2.57m)

Double glazed windows to front and side aspects, laminate flooring.

#### SHOWER ROOM:

Opaque double glazed window to side aspect, walk-in double shower set behind glass enclosure, low level WC, vanity wash hand basin with splash back, shaver point, heated towel rail, vinyl flooring.

### EXTERIOR:

#### SIDE GARDEN:

Enclosed side garden (accessed via front gate) comprising artificial lawn with seating area, covered by corrugated polycarbonate roof.

#### FRONTAGE & PARKING:

Driveway parking for one vehicle with additional parking space in communal area to property front.

#### AGENTS NOTES:

Council Tax Band: B

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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