HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Giffins Close

Freehold
Tax Band: C

Braintree, CM7 1HU

Guide Price £320,000

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Boasting a RECENTLY RE-FITTED KITCHEN & BATHROOM is this IMMACULATELY presented terraced home, tucked away in a quiet CUL-DE-SAC. Offering a SPACIOUS LOUNGE, plus a DINING ROOM opening to the modern kitchen, entrance porch & hall, THREE GOOD-SIZED BEDROOMS, private rear garden, DETACHED GARAGE and DRIVEWAY parking for TWO vehicles. Conveniently situated close to local amenities, schooling, Braintree Village and Braintree train station - providing direct services to London and surrounding areas. Contact Hamilton Piers to view!







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GROUND FLOOR ACCOMMODATION:-

PORCH:
Secure double glazed main entry door.

ENTRANCE HALL:
Double glazed composite door, stairs to first floor, door leading to lounge, radiator.

LOUNGE:
15'5 x 14'5 (4.70m x 4.39m)
Double glazed window to front aspect, under stairs storage cupboard, radiator, double doors leading to kitchen/diner.

KITCHEN DINER:
15'5 x 12'10 (4.70m x 3.91m)
Newly fitted kitchen with a series of base and wall units, worktops, sink with drainer & mixer taps, integrated oven, gas hob & extractor, space for washing machine and American fridge freezer, radiator, window and French doors to rear aspect.

FIRST FLOOR ACCOMMODATION:-

LANDING:
access to fully boarded loft and cupboard housing recently fitted boiler.

MASTER BEDROOM:
11'6 x 9'6 (3.51m x 2.90m)
Fitted wardrobes, window to rear aspect, radiator.

BEDROOM TWO:
11'2 x 9'6 (3.40m x 2.90m)
Window to front, radiator.

BEDROOM THREE:
8'6 x 8'6 (2.59m x 2.59m)
Window to front, radiator.

FAMILY BATHROOM:
Newly fitted bathroom suite, panelled bath with central mixer taps, shower over, vanity hand wash basin, low level WC, heated towel rail, fully tiled, obscured window to rear.

EXTERIOR:-

REAR GARDEN:
Enclosed South/ East facing rear garden with patio area, mainly laid to lawn. gated back access, door to garage.

PARKING & GARAGE:
Double driveway for two vehicles to front of property, garage to back of property.

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.