HAMILTON PIERS

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Ragley Close

Freehold
Tax Band: C

Great Notley, Braintree, CM77 7XP

Guide Price £300,000

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Boasting an UNOVERLOOKED rear garden, spacious lounge plus kitchen/breakfast room & CONSERVATORY/garden room is this IMMACULATELY PRESENTED two DOUBLE bedroom terraced property. Benefiting from a NEW BOILER & RADIATORS, previously EXTENDED and offering a recently re-fitted bathroom and allocated parking for one vehicle. Set in a quiet MEWS POSITION within the sought after Great Notley Garden Village, just a short walk to all local shops/amenities & popular schools. Ideal for first time buyers!!

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Part-glazed secure main entry door, radiator, Amtico flooring and smooth ceiling with coved ceiling.

LOUNGE:
Double glazed window to front aspect, under stairs storage cupboard, radiator, Amtico flooring and smooth coved ceiling.

KITCHEN / BREAKFAST ROOM:
Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, space for fridge/freezer and washing machine, breakfast bar, radiator, Amtico flooring and smooth coved ceiling with sunken spotlights. Opening to garden room.

GARDEN ROOM:
Part brick and part UPVC construction with vaulted glass roof to exterior and solid internal roof, Amtico flooring. French doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:
Double glazed window to front aspect, built-in double wardrobes and airing cupboard, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM TWO:
Double glazed window to rear aspect, built-in double wardrobes, radiator, laminate flooring and smooth coved ceiling.

BATHROOM:
Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, vanity wash hand basin with tiled splash backs, heated towel rail, shaver point, vinyl flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:
Unoverlooked rear garden, enclosed by fencing and comprising patio area across property rear with remainder laid to artificial lawn, pathway to gated rear access and home office/Summer house* which is fitted with double glazed windows, power and lighting.

ALLOCATED PARKING:
Allocated parking to front for one vehicle with further on-street parking available.

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.