



## Tortoiseshell Way

Braintree, CM7 1WG

**Offers Over £270,000**



Benefiting from an OPEN PLAN living space totalling 26' in length, two DOUBLE bedrooms and allocated parking for two vehicles is this modern SEMI-DETACHED property. Situated on a popular modern development within walking distance of Braintree Town Centre & Station, in close proximity to A120/M11 & Chelmsford. Ideal for first time buyers & investors!



## Tortoiseshell Way, Braintree, CM7 1WG

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

### GROUND FLOOR ACCOMMODATION:-

#### ENTRANCE HALL:

Double glazed window to side aspect, laminate wood flooring, textured ceiling.

#### LOUNGE:

15'10 x 12'04 (4.83m x 3.76m)

Double glazed window to side aspect, stairs to first floor, radiator, laminate wood flooring, smooth ceiling, open plan to kitchen.

#### KITCHEN / DINING ROOM:

12'04 x 10'06 (3.76m x 3.20m)

Double glazed window to rear aspect, matching wall and base units with roll top work surfaces, one and a half bowl sink and drainer with central mixer taps, extractor hood, space for cooker, washing machine, fridge freezer and dishwasher, wall mounted boiler, radiator, smooth ceiling, double glazed french door to rear aspect.

### FIRST FLOOR ACCOMMODATION:-

#### LANDING:

Double glazed window to front aspect, loft access, carpeted flooring, textured ceiling.

#### MASTER BEDROOM:

10'03 x 10'01 (3.12m x 3.07m)

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

#### BEDROOM TWO:

10'03 x 9'01 (3.12m x 2.77m)

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

#### FAMILY BATHROOM:

Fully tiled walls, panelled bath, low level WC, pedestal wash hand basin, radiator, laminate wood flooring, textured ceiling.

### EXTERIOR:-

#### REAR GARDEN:

Enclosed rear garden mainly laid to lawn with hard standing patio area, side access via gate to driveway.

#### DRIVEWAY PARKING:

Driveway parking for two vehicles.

#### AGENTS NOTES:

For further information please contact Hamilton Piers.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510



Zoopla.co.uk

rightmove

