HAMILTON PIERS

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Julien Court Road

Freehold
Tax Band: E

Braintree, CM7 9BN

Guide Price £500,000

3 2 2

Boasting a 0.2 ACRE PLOT with an OUTBUILDING/OFFICE, a store room/workshop, a BEAUTIFUL rear garden, a LARGE GARAGE and parking for multiple vehicles is this CHARACTERFUL grade II listed period cottage. Internally offering a 19' dining room and 16' sitting room, STUNNING MODERN KITCHEN, utility room, THREE/FOUR GOOD-SIZED BEDROOMS & TWO BATHROOMS, plus a LOFT ROOM/GAMES ROOM! This cottage simply MUST be viewed to be appreciated!!Ideally located just a short walk from Braintree Town Centre, Braintree train station & highly regarded primary/secondary schooling. Please contact Hamilton Piers to view!







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GROUND FLOOR ACCOMMODATION:

ENTRANCE:
Secure main entry door into Dining room.

DINING ROOM:
19'8 x 15'9 (5.99m x 4.80m)
Window to front aspect, underfloor heating, calor gas fire place, solid wood flooring.

SITTING ROOM:
16'10 x 14'1 (5.13m x 4.29m)
Window to front and side aspect, log burner, radiator.

KITCHEN:
14'1 x 11'5 (4.29m x 3.48m)
Window to rear aspect, series of matching base and wall units, quartz work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, integrated dishwasher, range cooker, American fridge freezer.

UTILITY ROOM:
13'10 x 8'0 (4.22m x 2.44m)
Series of larder cupboards, space for washing machine, cupboard housing boiler, cupboard housing water tank, door to rear aspect, door leading to downstairs bathroom.

BATHROOM (1):
Opaque window to rear aspect, panelled bath with mixer taps and shower attachment, vanity sink, WC.

BEDROOM ONE:
14'1 x 13'9 (4.29m x 4.19m)
Window to front aspect, built in wardrobes, radiator.

BEDROOM TWO:
13'9 x 11'4 (4.19m x 3.45m)
Windows to front and side aspect, eves storage, radiator.

BEDROOM THREE:
11'1 x 8'0 (3.38m x 2.44m)
Windows to side and rear aspect, radiator.

BATHROOM (2):
Opaque window to side aspect, enclosed double shower unit, vanity WC, vanity wash hand basin, heated towel rail.

LANDING:
Stairs to loft room.

LOFT ROOM:
13'10 x 8'0 (4.22m x 2.44m)
Window to side access.

EXTERIOR:-

OUTBUILDING / OFFICE / GYM:
15'9 x 9'2 (4.80m x 2.79m)
Outbuilding to rear of garden incorporating log burner, electric radiator, double glazed French doors, double glazed windows. Ideal as a play/games room or as an office for those working from home.

STORE ROOM:
18'8 x 8'10 (5.69m x 2.69m)
Outbuilding/store room/workshop to rear of garage.

GARAGE & PARKING:
16'1 x 11'3 (4.90m x 3.43m)
Double garage with power and lighting. Driveway parking for multiple vehicles.

AGENTS NOTES:
Council Tax Band: E

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.