



Warley Close

Braintree, CM7 9EU

Freehold
Tax Band: B

Guide Price £280,000



Boasting an UNOVERLOOKED rear garden and offering a modern kitchen, spacious lounge and CONSERVATORY is this well-proportioned two DOUBLE bedroom terraced property. Benefiting from ALLOCATED & DRIVEWAY PARKING and ideally located in a quiet CUL-DE-SAC position with easy access to local shops, popular schools & Braintree Town Centre & Station. 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 entry door, stairs to first floor, under stairs storage, radiator, laminate flooring.

KITCHEN:

Double glazed window to front 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, electric hob (with gas supply if required), space for fridge/freezer and washing machine, integrated dishwasher, wall-mounted boiler, tiled flooring.

LOUNGE / DINER:

Central electric fireplace with surround, radiator, laminate flooring. Opening to conservatory.

CONSERVATORY:

Part UPVC and part brick built construction with solid flat roof, double glazed windows to side and rear aspects, laminate flooring. Double doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, airing cupboard, carpeted flooring.

BEDROOM ONE:

Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM TWO:

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

BATHROOM:

P-shaped panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, fully tiled, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Enclosed and unoverlooked rear garden comprising patio area to immediate rear and side, central area laid to lawn with raised decking area to rear, storage shed.

DRIVEWAY & PARKING:

Driveway parking for one vehicle with a further allocated parking space in bay to property frontage.

AGENTS NOTES:

Council Tax Band: B

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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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