



Challis Lane

Braintree, CM7 1AN

Asking Price £265,000

Freehold
Tax Band: B



BUILT 7 YEARS AGO, still under warranty and boasting an UNOVERLOOKED rear garden, d/stairs CLOAKROOM and driveway parking for 1-2 vehicles is this IMMACULATE two DOUBLE bedroom mid-terrace property. Benefiting from a modern kitchen & 14' lounge/diner and located just walking distance to Braintree Station & Town Centre - Ideal for first time buyers & investors! Contact Hamilton Piers to view.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE:

Part-glazed entry door, leading immediately into:

KITCHEN:

10'52 x 8'74 (3.05m x 2.44m)

Double glazed window to front aspect, a series of matching base and wall units, edged 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, dishwasher and washing machine, radiator, laminate flooring and smooth ceiling. Open to inner hall with stairs to first floor.

CLOAKROOM:

Inset WC, vanity wash hand basin with tiled splash backs, extractor fan, wooden flooring and smooth ceiling.

LOUNGE / DINER:

14'08 x 8'74 (4.47m x 2.44m)

Radiator, laminate flooring and smooth ceiling. Double doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, airing cupboard (housing wall-mounted boiler), carpeted flooring and smooth ceiling.

BEDROOM ONE:

10'60 x 8'77 (3.05m x 2.44m)

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

BEDROOM TWO:

9'22 x 8'63 (2.74m x 2.44m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

SHOWER ROOM:

Enclosed and fully tiled double shower unit, low level WC, vanity wash hand basin with tiled splash backs, extractor fan, radiator, vinyl flooring and smooth ceiling.

EXTERIOR:

REAR GARDEN:

Unoverlooked fenced garden comprising large raised decking area to immediate property rear, remainder laid to lawn with picket fenced patio area to rear with shed and gated access.

DRIVEWAY & PARKING:

Driveway parking for two vehicles. Further on-street parking available.

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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