



Duggers Lane

Braintree, CM7 1BA

Guide Price £325,000

Freehold
Tax Band: C



Benefiting from an UNOVERLOOKED & recently landscaped rear garden, a 24' DUAL ASPECT lounge/diner and positioned in a CUL-DE-SAC location is this three bedroom SEMI-DETACHED property. Offering driveway parking for 2-3 vehicles, plenty of POTENTIAL TO EXTEND (STPP) and situated within walking distance to Braintree Town Centre & Station plus Braintree Designer Village - Ideal for first time buyers!



Duggers Lane, Braintree, CM7 1BA

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE LOBBY:

Part-glazed entry door into lobby with radiator, laminate flooring and smooth coved ceiling. Opening to lounge/diner.

LOUNGE / DINER:

24'02 max to 15'05 x 14'05 (7.37m max to 4.70m x 4.39m)
Double glazed bay window to front aspect, stairs to first floor, two radiators, laminate flooring. French doors onto rear garden.

KITCHEN:

9'01 x 6'10 (2.77m x 2.08m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven with gas hob and extractor, integrated fridge/freezer, space for washing machine, wall-mounted boiler, laminate flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, airing cupboard, carpeted flooring.

MASTER BEDROOM:

12'03 x 8'03 (3.73m x 2.51m)

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

BEDROOM TWO:

12'04 x 8'02 (3.76m x 2.49m)

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

BEDROOM THREE:

7'05 x 5'11 (2.26m x 1.80m)

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

FAMILY 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, shaver point, radiator, vinyl flooring.

EXTERIOR:

REAR GARDEN:

Recently landscaped and unoverlooked rear garden comprising patio area across property rear with remainder mainly laid to lawn, shrub borders, shed and gated access to driveway.

DRIVEWAY & PARKING:

Driveway parking for three vehicles.

AGENTS NOTES:

Council Tax Band: C

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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

