



Edinburgh Gardens

Braintree, CM7 9LH

Freehold
Tax Band: C

Guide Price £280,000



Boasting NO ONWARD CHAIN and offering an UNOVERLOOKED & generously sized rear garden, a spacious 21' DUAL ASPECT lounge/diner plus kitchen & lean-to is this TWO DOUBLE bedroom SEMI-DETACHED property. Benefiting from a GARAGE (potential to convert) and driveway for 2-3 vehicles, POTENTIAL TO EXTEND (STPP) and ideally situated just a short distance to Braintree Town Centre & Station, A120/M11 and within walking distance to local shops and popular schools - Ideal for first time buyers!!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:

Part-glazed secure main entry door. Door to inner hall:

INNER HALL:

Stairs to first floor, carpeted flooring.

LOUNGE / DINER:

21'4 x 10'9 max (6.50m x 3.28m max)

Double glazed window to front aspect, central fireplace, radiator, carpeted flooring. Patio door onto lean-to.

LEAN-TO:

KITCHEN:

6'9 x 6'7 (2.06m x 2.01m)

Double glazed window to side aspect, a series of matching base and wall units, roll top work surfaces incorporating bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor over, space for low level fridge and washing machine. Door to rear lobby.

REAR LOBBY:

Storage area with door onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to side aspect, loft access, carpeted flooring.

MASTER BEDROOM:

10'8 x 9'9 (3.25m x 2.97m)

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

BEDROOM TWO:

10'2 x 9'6 (3.10m x 2.90m)

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

BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with shower over, low level WC, pedestal wash hand basin, fully tiled, wood effect flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked and generously sized rear garden, enclosed by fencing and comprising patio area with pathway to garage, remainder mainly laid to lawn with gated side access.

GARAGE, DRIVEWAY & PARKING:

Driveway for 2-3 vehicles with detached single garage set-back behind property and fitted with power, lighting and up & over door.

AGENTS NOTES:

Council Tax Band: C

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.

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