



Springfields

Braintree, CM77 6GE

Guide Price £280,000







Freehold

Tax Band:

Boasting NO ONWARD CHAIN and offering a spacious lounge/diner, CONSERVATORY, d/stairs cloakroom and a well-proportioned rear garden is this TWO DOUBLE bedroom terraced property. Presented immaculately throughout and benefiting from driveway parking for 1-2 vehicles - Conveniently located within easy reach of Braintree Town Centre/Station, A120/M11 & local amenities. 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 main entry door, stairs to first floor, radiator, wood effect flooring.

CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, wood effect flooring.

KITCHEN:

10'00 x 6'05 (3.05m x 1.96m)

Double glazed window to front 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, gas hob with extractor over, space for fridge/freezer and washing machine, wall-mounted boiler (in cupboard), radiator, wood effect flooring.

LOUNGE / DINER:

14'04 x 13'08 (4.37m x 4.17m)

Under stairs storage cupboard, two radiators, carpeted flooring. Patio doors onto conservatory.

CONSERVATORY:

10'10 x 8'00 (3.30m x 2.44m)

Part brick and part UPVC construction with polycarbonate roof, tiled flooring and French doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, airing cupboard, radiator, carpeted flooring.

MASTER BEDROOM:

13'08 reducing to 9'08 x 9'01 (4.17m reducing to 2.95m x

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

BEDROOM TWO:

11'09 x 8'06 (3.58m x 2.59m)

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

BATHROOM:

Panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, radiator.

EXTERIOR:

REAR GARDEN:

DRIVEWAY & PARKING:

AGENTS NOTES:

Council Tax Band:

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







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