



Thames Close

Braintree, CM7 3XL

Leasehold
Tax Band: C

Guide Price £280,000



Boasting NO ONWARD CHAIN, spacious living accommodation inc. a 15' lounge/diner & CONSERVATORY plus an UNOVERLOOKED rear garden is this TWO bedroom OVER 55'S semi-detached BUNGALOW. Benefiting from a 93 YEAR LEASE, modern shower room and kitchen, driveway parking for two vehicles and ideally set in a CUL-DE-SAC location with convenient access to local bus routes, Braintree Town Centre & A120/M11.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE LOBBY:

Part-glazed secure main entry door, built-in storage cupboard and additional storage cupboard (housing wall-mounted boiler), carpeted flooring.

KITCHEN:

7'10 x 6'06 (2.39m x 1.98m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, induction hob with extractor over, integrated fridge/freezer and washing machine, tiled flooring.

LOUNGE / DINER:

15'11 x 10'09 (4.85m x 3.28m)

Central electric feature fireplace, radiator, carpeted flooring. Opening to inner hall, patio door to conservatory.

CONSERVATORY:

15'09 x 8'01 (4.80m x 2.46m)

UPVC construction with sloping glass roof, radiator, Amtico flooring. Door to rear garden.

INNER HALL:

Accessed via lounge/diner, carpeted lobby area with access into;

MASTER BEDROOM:

12'05 x 8'01 (3.78m x 2.46m)

Double glazed window to front aspect, a series of fitted wardrobes and storage units, radiator, carpeted flooring.

BEDROOM TWO:

9'03 x 8'02 (2.82m x 2.49m)

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

SHOWER ROOM:

Opaque double glazed window to side aspect, walk-in double shower set behind glass enclosure, inset WC, vanity wash hand basin with tiled splash back, extractor fan, heated towel rail, tiled flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden comprising patio area with remainder mainly laid to lawn, enclosed by fencing with large timber shed (fitted with power and lighting) and gated side access to driveway.

DRIVEWAY & PARKING:

Driveway parking for two vehicles.

AGENTS NOTES:

Leasehold Details:

No. of years remaining on current lease: 93 years

Service Charge: £193.35pcm

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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