



## Lamberts Orchard

Tax Band:

Braintree, CM7 1FG

**£1,350 Per Calendar Month**



AVAILABLE MID AUGUST\* - Offering two DOUBLE bedrooms, a recently fitted kitchen and allocated parking in CARPORT is this IMMACULATE terraced property. Benefiting from an ideal, central location, just a short walk to Braintree Town Centre & Station and within close proximity of A120/M11 & Chelmsford.



## Lamberts Orchard, Braintree, CM7 1FG

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

### GROUND FLOOR ACCOMMODATION:-

#### ENTRANCE HALL:

Stairs to first floor, radiator, laminate wood flooring, smooth ceiling.

#### CLOAKROOM:

Double glazed opaque window to front aspect, low level WC, pedestal wash hand basin, radiator, vinyl flooring, smooth ceiling.

#### LOUNGE:

15'03 x 10'09 (4.65m x 3.28m)

Double glazed window to front aspect, radiator, laminate wood flooring, smooth ceiling.

#### DINING ROOM:

9'09 x 7'06 (2.97m x 2.29m)

Radiator, laminate wood flooring, smooth ceiling, double glazed patio door to rear garden.

#### KITCHEN:

9'09 x 6'00 (2.97m x 1.83m)

Double glazed window to rear aspect, matching wall and base units with edged work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, gas hob, extractor hood, integrated fridge/freezer, dishwasher and freestanding washing machine, vinyl flooring, smooth ceiling.

### FIRST FLOOR ACCOMMODATION:-

#### LANDING:

Loft access, airing cupboard, carpeted flooring, smooth ceiling.

#### MASTER BEDROOM:

14'02 x 11'04 (4.32m x 3.45m)

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

#### BEDROOM TWO:

13'08 x 7'04 (4.17m x 2.24m)

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

#### BATHROOM:

Double glazed opaque window to rear aspect, partly tiled walls, panelled bath with shower attachment, low level WC, pedestal wash hand basin, radiator, vinyl flooring, smooth ceiling.

### EXTERIOR:-

#### REAR GARDEN:

Enclosed rear garden with artificial lawn area, hardstanding pathway and rear access via a gate.

#### CARPORT & PARKING:

Carport with allocated parking space and visitors spaces available.

#### AGENTS NOTES:

Available immediately - Call Hamilton Piers for further information.



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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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