



## Faggot Yard, Church Lane

Braintree, CM7 5SJ

Freehold  
Tax Band: B

**Guide Price £230,000**



Boasting NO ONWARD CHAIN and offering an UNOVERLOOKED rear courtyard style garden, plenty of ORIGINAL CHARACTER FEATURES throughout and two DOUBLE bedrooms is this characterful mid-terraced cottage. Benefiting from a spacious 16' kitchen/diner, cosy lounge with LOG BURNER and set in a discreetly TUCKED-AWAY position close to Braintree Town Centre & Station. Walking distance to all local shops/amenities & schools - Ideal for first time buyers and investors!!



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

## GROUND FLOOR ACCOMMODATION:

### ENTRY PORCH:

Double glazed window to side aspect, radiator, carpeted flooring. Door to lounge.

### LOUNGE:

12'2 x 12'2 (3.71m x 3.71m)

Double glazed window to front aspect, central log burning fireplace with exposed brick surround, radiator, carpeted flooring and exposed beams to ceiling.

### KITCHEN / DINER:

16'5 x 11'10 (5.00m x 3.61m)

Double glazed window to rear aspect, stairs to first floor, under stairs storage cupboard, a series of fitted base units, edged work surface incorporating a single butler sink and drainer unit, space for cooker, fridge/freezer and washing machine, wall-mounted boiler, tiled flooring and smooth ceiling with exposed beams.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Central skylight, built-in storage cupboard, carpeted flooring.

### MASTER BEDROOM:

12'2 x 12'2 (3.71m x 3.71m)

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

### BEDROOM TWO:

11'6 x 6'11 (3.51m x 2.11m)

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

### BATHROOM:

Central skylight, panelled bath with shower attachment, low level WC, pedestal wash hand basin with tiled splash back, radiator, vinyl flooring.

## EXTERIOR:

### REAR GARDEN:

Unoverlooked courtyard-style rear garden, enclosed by fencing and comprising low-maintenance hard landscaped paving and shrubs to border.

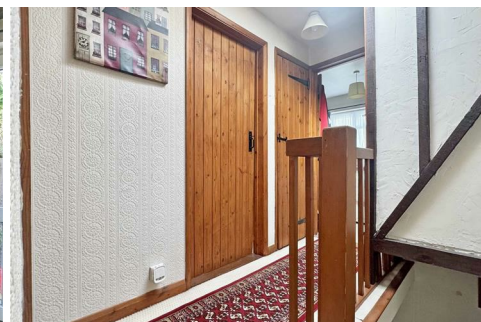
### PARKING:

On-street parking (located along Church Lane on a free for all and first come first serve basis).

### AGENTS NOTES:

Council Tax Band: B

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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