



## Stanstrete Field

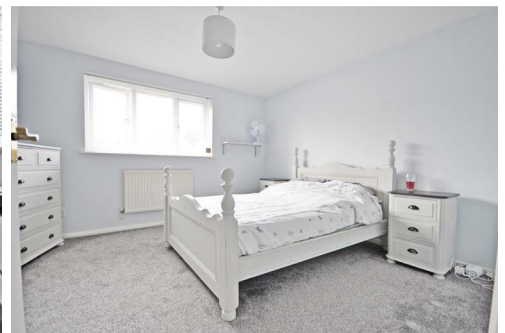
Tax Band:

Great Notley, Braintree, CM77 7JW

**£1,400 Per Calendar Month**



AVAILABLE JANUARY and benefiting from a 17' DUAL ASPECT lounge/diner, modern kitchen & well-proportioned rear garden is this TWO DOUBLE bedroom terraced property. Offering ALLOCATED PARKING for 2 vehicles, MODERN throughout and situated just a short walk from all local shops/amenities & popular schools. Call Hamilton Piers of Great Notley early to avoid disappointment!



# Stanstrete Field, Great Notley, Braintree, CM77 7JW

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Radiator, storage cupboard, vinyl flooring, smooth ceiling.

### LOUNGE / DINING ROOM:

17'11 x 13'01 (5.46m x 3.99m)

Double glazed window to rear aspect, stairs to first floor, radiator, carpeted flooring, textured ceiling. Double glazed door to rear garden.

### KITCHEN:

Double glazed window to front aspect, matching wall and base units with edged work surfaces, bowl sink and drainer with central mixer taps, cooker, fridge/freezer, dishwasher and washing machine, wall-mounted boiler, vinyl flooring, textured ceiling.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, carpeted flooring, textured ceiling.

### MASTER BEDROOM:

13'02 x 11'04 (4.01m x 3.45m)

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

### BEDROOM TWO:

12'09 x 6'10 (3.89m x 2.08m)

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

### FAMILY BATHROOM:

Double glazed opaque window to front aspect, partly tiled walls, panelled bath with central mixer taps, electric shower, inset WC, vanity wash hand basin, radiator, vinyl flooring, textured ceiling.

## EXTERIOR:

## REAR GARDEN:

Enclosed rear garden, mainly laid to lawn with rear access.

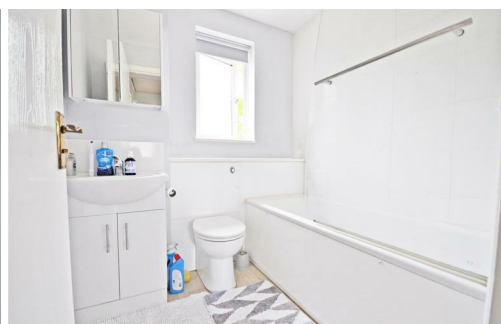
## PARKING:

One allocated space to the front of the house and one in the car parking area to the side.

## AGENTS NOTES:

For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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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