



## George Road

Braintree, CM7 2RX

**Guide Price £325,000**

Freehold  
Tax Band: C



Boasting a sizeable 60' UNOVERLOOKED rear garden, a BAY-FRONTED living room and spacious kitchen/breakfast room is this BEAUTIFULLY PRESENTED three bedroom SEMI-DETACHED property. Benefiting from plenty of POTENTIAL TO EXTEND (STPP) with additional potential for driveway (ssrp) and d/stairs cloakroom. Ideally situated within walking distance of Braintree Town Centre & Station and in the catchment area for St Michaels Primary School.



## GROUND FLOOR ACCOMMODATION:-

### ENTRANCE HALL:

Stairs to first floor, storage cupboard, radiator.

### CLOAKROOM:

Obscure double glazed window to side aspect, low level WC, hand wash basin.

### LIVING ROOM:

13'1" x 12'0" (4.01 x 3.68)

Double glazed bay window to front aspect, radiator.

### KITCHEN / BREAKFAST ROOM:

12'4" x 18'4" (3.76 x 5.61)

Double glazed window to rear aspect, a range of matching base and eye level units with work surface over incorporating a stainless steel sink, drainer, mixer taps, integrated oven with electric hob and over head extractor fan, space for fridge/freezer, washing machine and tumble dryer. French doors to rear aspect.

## FIRST FLOOR ACCOMMODATION:-

Doors to bedroom one, bedroom two, family bathroom, loft access.

### BEDROOM ONE:

11'1" x 10'11" (3.40m x 3.35m)

Double glazed window to front aspect, two built-in wardrobes, feature fireplace, radiator.

### BEDROOM TWO:

8'7" x 12'0" (2.62 x 3.68)

Double glazed window to rear aspect, built-in wardrobe, radiator.

### BEDROOM THREE:

7'8" x 8'7" (2.36 x 2.64)

Double glazed window to rear aspect, radiator.

### BATHROOM:

Obscure double glazed window to front aspect, panelled bath, pedestal hand wash basin, low level WC, heated towel rail.

## EXTERIOR:-

### REAR GARDEN:

60' unoverlooked rear garden enclosed by fencing and comprising patio area with remainder laid to raised lawn, gated side access.

### AGENT NOTES:-

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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