



## Twelve Acres

Braintree, CM7 3RN

Freehold  
Tax Band: B

**Offers In Excess Of £250,000**



Boasting NO ONWARD CHAIN and offering an UNOVERLOOKED sunny rear garden, TWO allocated parking spaces and well-proportioned living space inc. lounge, kitchen/diner and CONSERVATORY is this TWO DOUBLE bedroom mid-terrace property. Benefiting from POTENTIAL TO EXTEND (STPP), tucked away in a CUL-DE-SAC location close to all local shops/amenities & popular schools - Ideal for first time buyers!!





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

### GROUND FLOOR ACCOMMODATION:

#### ENTRANCE HALL:

Part-glazed secure main entry door, stairs to first floor.

#### LOUNGE:

13'9 x 9'9 (4.19m x 2.97m)

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

#### KITCHEN / BREAKFAST ROOM:

12'11 x 9'1 (3.94m x 2.77m)

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, electric hob with extractor hood over, space for fridge/freezer, dishwasher and washing machine, wall-mounted boiler (in cupboard), under stairs storage cupboard, radiator, wooden flooring and smooth ceiling.

#### CONSERVATORY:

9'7 x 6'9 (2.92m x 2.06m)

Timber construction with polycarbonate roof, radiator, laminate flooring. French doors to rear garden.

### FIRST FLOOR ACCOMMODATION:

#### LANDING:

Loft access, carpeted flooring and smooth ceiling.

#### MASTER BEDROOM:

10'11 x 10'7 (3.33m x 3.23m)

Double glazed window to front aspect, built-in airing cupboard, radiator, carpeted flooring and smooth ceiling.

#### BEDROOM TWO:

11'4 x 6'5 (3.45m x 1.96m)

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

#### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with shower over, fully tiled, low level WC, pedestal wash hand basin, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

#### EXTERIOR:

#### REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising patio area to immediate property rear with pathway to rear gated access, remainder mainly laid to lawn with mature shrub borders and storage shed.

#### PARKING:

Two allocated parking spaces to property rear.

#### 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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