



## Clouded Yellow Close

Braintree, CM7 1WQ

**Asking Price £290,000**

Freehold  
Tax Band: C



Boasting a **RECENTLY FITTED KITCHEN** and an **UNOVERLOOKED SOUTH-FACING GARDEN** is this well presented semi detached home. With entrance porch, spacious lounge diner, **CONSERVATORY**, two bedrooms, family bathroom, **GARAGE** with utilities and potential to convert (stp) and driveway parking. Situated in a quiet cul-de-sac in this well regarded location, within easy reach of the A120 and walking distance to Braintree railway station. Contact Hamilton Piers to view!



# Clouded Yellow Close, Braintree, CM7 1WQ

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE PORCH:

Composite entrance door into porch, double glazed window to side, electric radiator, door to lounge/diner.

### LOUNGE DINER:

15'02" x 13'02" (4.62m x 4.01m)

Double glazed window to front, understair storage, radiator, wood effect flooring, door to kitchen, stairs to first floor.

### KITCHEN:

12'01" x 5'07" (3.68m x 1.70m)

Double glazed window to rear with door onto conservatory, square edge worktops with composite drainer sink inset, electric hob with extractor over, integrated oven, dishwasher, space for double fridge freezer, matching wall and base units, tiled splashbacks, tiled flooring, radiator.

### CONSERVATORY:

7'01" x 6'00" (2.16m x 1.83m)

## FIRST FLOOR:

### LANDING:

Doors to bedroom one, bedroom two, bathroom, loft hatch.

### BEDROOM ONE:

11'10" x 10'00" (3.61m x 3.05m)

Double glazed window to front, double built in wardrobe, storage cupboard, radiator.

### BEDROOM TWO:

8'11" x 7'01" (2.72m x 2.16m)

Double glazed window to rear, radiator.

### BATHROOM:

5'08" x 5'08" (1.73m x 1.73m)

Double glazed window to rear, bath with rainfall shower over, low level W/C, vanity hand basin, radiator, fully tiled.

## EXTERIOR:

## REAR GARDEN:

Small patio area to immediate rear with rest laid to lawn, shrubs to rear, access to garage.

## GARAGE:

Up and over front door, access door from garden, utility space with plumbing and power connected, wall mounted boiler.

## FRONTAGE & PARKING:

Driveway parking for one vehicle with further on street parking.



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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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