



Harold Road

Braintree, CM7 2RU

£325,000

Freehold
Tax Band: C



Boasting an UNOVERLOOKED WEST-FACING GARDEN with OUTBUILDING and a SPACIOUS, 24' BAY FRONTED LOUNGE DINER is this well presented semi detached 1930's home. Further offering a SPACIOUS KITCHEN, entrance hall & d/stairs cloakroom, THREE GOOD-SIZED BEDROOMS and DRIVEWAY PARKING. Ideally situated within walking distance of Braintree Town Centre & Station and in the catchment area for St Michaels Primary School. Contact Hamilton Piers to view!



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GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Stairs to first floor, doors leading to kitchen, lounge diner, cloakroom, storage cupboard, radiator.

CLOAKROOM:

Opaque double glazed window, vanity sink, low level wc.

LOUNGE:

12'4" x 10'8" (3.76m x 3.25m)

Double glazed bay fronted window to front aspect, radiator.

DINING ROOM:

11'3" x 9'11" (3.43m x 3.02m)

KITCHEN:

Series of base and wall units, laminate worktops, stainless steel sink with drainer and mixer taps, gas hob with up and over extractor fan, integrated oven, integrated dishwasher, space for washing machine, tumble dryer and american fridge freezer, window to rear, door leading to conservatory.

CONSERVATORY:

11'5" x 8'3" (3.48m x 2.51m)

Window to side aspect, sliding doors to rear leading to garden, radiator.

FIRST FLOOR ACCOMMODATION:

LANDING:

Doors leading to bedrooms, family bathroom, loft access.

BEDROOM ONE:

10'8" x 10'4" (3.25m x 3.15m)

Double glazed window to front, radiator.

BEDROOM TWO:

10'9" x 8'6" plus recess (3.28m x 2.59m plus recess)

Double glazed window to rear, radiator.

BEDROOM THREE:

7'7" x 7'5" (2.31m x 2.26m)

Double glazed window to rear, radiator.

FAMILY BATHROOM:

Opaque double glazed window to front, fully tiled, bath with mixer taps & shower attachment, vanity hand wash basin and low level wc.

EXTERIOR:

REAR GARDEN:

Unoverlooked west facing rear garden enclosed by fencing, mainly laid to lawn with patio area, decking area, large shed to rear with electrics. gated side access.

PARKING:

Block paved driveway for one vehicle, further on-street parking available.

AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.



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