



Giffins Close

Braintree, CM7 1HU

Offers Over £315,000



Freehold
Tax Band: C

Boasting a COMPLETE ONWARD CHAIN, RECENTLY REFITTED KITCHEN & BATHROOM is this beautifully presented terraced home, tucked away in a quiet turning, conveniently close to local amenities, schooling, Braintree Village and Braintree train station - providing direct services to London and surrounding areas. Offering a SPACIOUS LOUNGE & DINING ROOM, entrance hall, THREE GOOD SIZED BEDROOMS, private rear garden and PRIVATE PARKING with driveway and additional parking spaces. Contact Hamilton Piers to view!



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GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Double glazed composite door, door leading to lounge, stairs to first floor, radiator.

LOUNGE:

13'5" x 12'4" (4.09 x 3.78)

Window to front aspect, under stairs storage cupboard, double doors leading to dining room & kitchen, radiator.

DINING ROOM:

12'7" x 8'9" (3.84 x 2.69)

French doors leading to garden, radiator.

KITCHEN:

11'9" x 6'3" (3.58m x 1.91m)

Series of matching base and wall units, edged work surfaces incorporating stainless steel sink with central mixer tap and drainer, integrated fridge freezer, cooker with gas hob and extractor over, space for dishwasher & washing machine.

FIRST FLOOR ACCOMMODATION:-

MASTER BEDROOM:

12'4" x 10'3" (3.76m x 3.12m)

Window to rear aspect, Fitted wardrobe, radiator.

BEDROOM TWO:

12'0" x 6'8" (3.66m x 2.03m)

Window to front aspect, fitted wardrobe, cupboard housing boiler, radiator.

BEDROOM THREE:

8'6" x 8'6" (2.59m x 2.59m)

Window to front aspect, built in storage, radiator.

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with shower over, low level WC, vanity wash hand basin, extractor fan, towel radiator.

EXTERIOR:-

REAR GARDEN:

Well established private rear garden, established borders, laid to patio, back gated access leading to further off road parking for two vehicles.

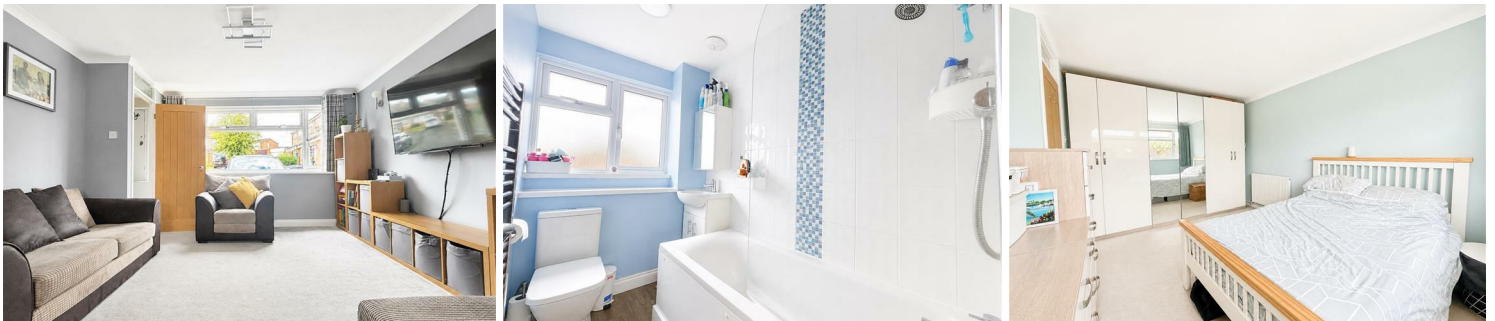
PARKING:

Driveway & off road parking.

AGENTS 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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