



Timbers Close

Great Notley, Braintree, CM77 7GZ

Asking Price £290,000

Freehold
Tax Band: C



Boasting a RECENTLY RE-FITTED KITCHEN & BATHROOM, a spacious lounge/diner and a generously-sized PRIVATE rear garden is this two DOUBLE bedroom mid-terrace property. Benefiting from a CARPORT with parking for one vehicle plus visitors space, IMMACULATELY PRESENTED throughout and offered with plenty of POTENTIAL TO EXTEND (STPP). Ideally tucked away in a CUL-DE-SAC location within the highly regarded Great Notley Garden Village, just a short walk to all local shops/amenities & popular schools. Convenient access to Braintree Town Centre/Station, A120/M11 & Chelmsford - Perfect for first time buyers!! Call local leading property experts Hamilton Piers to view!



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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Stairs to first floor, radiator, Karndean wood flooring.

LOUNGE / DINER:

14'05 x 13'02 (4.39m x 4.01m)

Under stairs storage cupboard, radiator, carpeted flooring. Double glazed french doors to rear garden.

KITCHEN:

9'08 x 6'07 (2.95m x 2.01m)

Double glazed window to front aspect, matching wall and base unit with edged work surfaces, bowl sink and drainer with central mixer taps, built-in oven, gas hob, extractor hood, integrated fridge/freezer and washing machine, Karndean wood flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access (with lighting and pull-down ladder), airing cupboard, carpeted flooring.

MASTER BEDROOM:

13'02 x 11'02 (4.01m x 3.40m)

Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM TWO:

12'11 x 6'10 (3.94m x 2.08m)

Double glazed window to front aspect, radiator, carpeted flooring.

BATHROOM:

Double glazed opaque window to front aspect, panelled bath with shower attachment, low level WC, inset wash hand basin, heated towel rail, wood flooring.

EXTERIOR:

REAR GARDEN:

Enclosed rear garden mainly laid to lawn with patio area to immediate rear, with rear access via gate, shed.

CARPORT & PARKING:

Carport to the front of the property and visitors parking.

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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