



Langdale

Braintree, CM77 7XA

Freehold
Tax Band: B

Offers In Excess Of £260,000



Boasting NO ONWARD CHAIN, an UNOVERLOOKED and generously-sized rear garden and TWO allocated parking spaces is this two DOUBLE bedroom mid-terrace property. Benefiting from POTENTIAL TO EXTEND (STPP), ideally tucked away in a quiet CUL-DE-SAC location and situated 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 Hamilton Piers of Great Notley to view.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure main entry door, double glazed window to front aspect, stairs to first floor, radiator, Parquet flooring.

KITCHEN:

11'7 x 5'8 (3.53m x 1.73m)

Double glazed window to front aspect, a series of fitted matching base and wall units, roll top work surfaces incorporating a single bowl sink and drainer, space for cooker, fridge/freezer and washing machine, wall-mounted boiler, vinyl flooring.

LOUNGE / DINER:

13'1 x 11'8 (3.99m x 3.56m)

Double glazed windows to rear aspect, radiator, carpeted flooring. French doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Loft access, carpeted flooring.

BEDROOM ONE:

11'8 x 9'0 (3.56m x 2.74m)

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

BEDROOM TWO:

9'1 x 8'6 plus wardrobe recess (2.77m x 2.59m plus wardrobe recess)

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

SHOWER ROOM:

Enclosed and fully tiled shower unit, low level WC, pedestal wash hand basin, radiator, vinyl flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked and very generously-sized rear garden, enclosed by fencing and comprising a patio area to property rear with remainder mainly laid to lawn, a series of mature trees and borders and gated rear access.

DRIVEWAY & ALLOCATED PARKING:

Driveway parking for one vehicle on property frontage. Allocated parking for two vehicles in adjacent parking area which can also be accessed directly from garden back gate.

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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