



## Stanstrete Field

Braintree, CM77 7PR

Freehold  
Tax Band: C

**Offers Over £295,000**



Boasting TWO GOOD-SIZED BEDROOMS and a RECENTLY REFITTED KITCHEN, BATHROOM and WINDOWS throughout is this well presented end terraced home, ideally located close to local schools, shops and amenities in Great Notley and being sold with NO ONWARD CHAIN. Further offering an entrance hall, spacious lounge diner, NEWLY fitted flooring throughout, DRIVEWAY PARKING FOR 2-3 CARS and a generous sized rear garden. Contact Hamilton Piers of Great Notley to view!



# Stanstrete Field, Braintree, CM77 7PR

## GROUND FLOOR ACCOMMODATION:-

### ENTRANCE HALL:

Part glazed secure main entry door, under stairs storage cupboard, radiator, laminate flooring.

### KITCHEN:

9'8" x 6'7" (2.95m x 1.98m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, electric hob with extractor hood over, space for fridge/freezer and washing machine, laminate flooring.

### LOUNGE / DINER:

14'5" x 13'2" (4.39m x 4.01m)

Double glazed window and door to rear, stairs to first floor, laminate flooring, radiator.

## FIRST FLOOR ACCOMMODATION:-

### LANDING:

Doors to bathroom and bedrooms, loft access.

### BEDROOM ONE:

13' x 11'2" (3.96m x 3.40m)

Double glazed window to rear, fitted wardrobes, radiator.

### BEDROOM TWO

12'10" x 6'6" (3.91m x 1.98m)

Double glazed window to front, radiator.

### BATHROOM:

Obscure double glazed window to front, panelled bath with shower over, pedestal hand basin, low level wc, radiator.

## EXTERIOR:-

### FRONTAGE AND PARKING:-

Driveway parking for 2-3 cars.

### REAR GARDEN:-

Paved patio area, mainly laid to lawn, gated access to side.

## AGENT NOTES:-

Council tax band C.

Please contact Hamilton Piers to view this property.



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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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