



## Ragley Close

Braintree, CM77 7XP

**Guide Price £300,000**

Freehold  
Tax Band: C



Boasting TWO GOOD-SIZED BEDROOMS and an EXTENDED open plan living / dining room is this well presented terraced home, ideally located close to local schools, shops and amenities in Great Notley and being sold with a complete onward chain whilst benefiting from TWO allocated parking spaces. Ideal for first time buyers!! Contact Hamilton Piers of Great Notley to view!



# Ragley Close, Braintree, CM77 7XP

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed secure main entry door, storage cupboard, radiator and stairs to first floor.

### KITCHEN:

9'8" x 6'7" (2.95m x 2.01m)

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, Integral double oven and hob with extractor over, space for fridge/freezer and washing machine.

### LOUNGE:

14'5" x 13'1" (4.39m x 3.99m)

Under stair storage cupboard, radiator and open on to family/dining room.

### FAMILY / DINING ROOM:

11'2" x 8'11" (3.40m x 2.72m)

Double glazed doors to rear garden, two Velux windows and radiator.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Access to loft space and airing cupboard.

### MASTER BEDROOM:

13'2" x 11'4" (4.01m x 3.45m)

Double glazed window to the front aspect and radiator.

### BEDROOM TWO:

12'10" x 6'11" (3.91m x 2.11m)

Double glazed window to the front aspect and radiator.

### BATHROOM:

Obscure double glazed window to front aspect, suite comprising of low level WC, bath with shower over, pedestal wash hand basin and towel rail.

## EXTERIOR:

## REAR GARDEN:

Enclosed rear garden comprising of decked area for seating with the remainder laid to lawn with raised beds.

## ALLOCATED PARKING:

There are two allocated parking spaces

## 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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