



Stanstrete Field

Braintree, CM77 7WP

Freehold
Tax Band: C

Guide Price £280,000



Tucked away in a CUL-DE-SAC location, boasting TWO GOOD-SIZED BEDROOMS and off road PARKING for TWO VEHICLES is this well proportioned terraced home, with potential to extend (stpp). Ideally located close to local schools, shops and amenities in Great Notley. Further offering an enclosed PRIVATE REAR GARDEN, SPACIOUS lounge, kitchen & diner. Ideal for FIRST TIME BUYERS and INVESTORS. Contact Hamilton Piers of Great Notley to view!



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GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Stairs to first floor, radiator, door to living room.

LOUNGE:

14'8 x 11'1 (4.47m x 3.38m)

Double glazed window to front aspect, under stairs cupboard, Radiator.

DINING ROOM:

9'7 x 7 (2.92m x 2.13m)

Double glazed French doors into garden, archway leading to kitchen, radiator.

KITCHEN:

9'9 x 5'11 (2.97m x 1.80m)

Series of matching base and wall units with edged work surfaces, ceramic sink and drainer, central mixer taps, Space for cooker, washing machine and slimline dishwasher and fridge freezer. Wall mounted boiler, window to rear aspect.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access.

MASTER BEDROOM:

12'5 x 14'8 (3.78m x 4.47m)

Double glazed window to front aspect, airing cupboard, radiator.

BEDROOM TWO:

12'6 x 7'10 (3.81m x 2.39m)

Double glazed window to rear aspect, radiator.

BATHROOM:

Obscure double glazed window to rear aspect, panelled bath with mixer taps, electric power shower. Vanity hand wash basin, low level WC vanity unit, heated towel rail, shaving points, extractor fan.

EXTERIOR:

REAR GARDEN:

Enclosed by panel fencing, decking patio area with remainder laid to lawn. Shed, side access.

PARKING:

Driveway parking for two vehicles to the front of the property.

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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