HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Nichols Grove

Freehold
Tax Band: B

Braintree, CM7 3EQ

Guide Price £250,000

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Boasting an UNOVERLOOKED rear garden, a spacious DUAL ASPECT lounge/diner with separate kitchen plus ALLOCATED PARKING for two vehicles is this IMMACULATELY PRESENTED two double bedroom end-terrace property. Benefiting from the POTENTIAL TO EXTEND (STPP), tucked away in a CUL-DE-SAC location in walking distance to all local shops/amenities & schools. Convenient access to Braintree Town Centre/Station, A120/M11 & Chelmsford - Perfect for first time buyers. Call Hamilton Piers to view!

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Secure main entry door, radiator, tiled flooring.

KITCHEN:
8'3 x 7'6 (2.51m x 2.29m)
Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor over, space for fridge/freezer and washing machine, wall-mounted boiler (in cupboard), wood flooring.

LOUNGE / DINER:
15'6 x 11'8 (4.72m x 3.56m)
Double glazed window to side aspect, stairs to first floor, two radiators, wood flooring. Patio door to rear aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:
Airing cupboard, radiator, carpeted flooring.

BEDROOM ONE:
12'1 x 9'7 (3.68m x 2.92m)
Double glazed window to rear aspect, a series of built-in single and double wardrobes, radiator, carpeted flooring.

BEDROOM TWO:
11'8 x 5'6 (3.56m x 1.68m)
Two double glazed windows to front aspect, radiator, carpeted flooring.

BATHROOM:
Panelled bath with central mixer tap and dual shower over, low level WC, pedestal wash hand basin, heated towel rail, vinyl flooring.

EXTERIOR:

REAR GARDEN:
Unoverlooked rear garden, enclosed by fencing and comprising a patio area to immediate rear with remainder mainly laid to lawn, shrub borders with additional rear patio area housing timber storage shed, gated side access.

ALLOCATED PARKING:
Two allocated parking spaces located to the rear of the property. Further on-street parking available on an unrestricted free-for-all basis.

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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