



Framlingham Way

Braintree, CM77 7YY

Freehold
Tax Band: D

Offers In Excess Of £325,000



Boasting an UNOVERLOOKED REAR GARDEN and a 17' LOUNGE DINER is this TWO DOUBLE BEDROOM semi detached property. Also offering a d/stairs cloakroom, REFITTED FAMILY BATHROOM, fitted kitchen, GARAGE and DRIVEWAY parking. Ideally located within the highly regarded Great Notley Garden Village, 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 Great Notley's leading property experts, Hamilton Piers, to view!



GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Entrance door, radiator, stairs to first floor, doors to:

CLOAKROOM:

Double glazed window to front aspect, low level WC, hand wash basin, radiator.

KITCHEN:

9'7" x 9'8" (2.92m x 2.95m)

Double glazed window to front aspect, butler sink inset into solid wood work surfaces with a matching range of base and wall mounted units, built in oven, hob and extractor fan, integrated fridge freezer, space for dish washer and washing machine.

LOUNGE DINER:

17'5" x 11'9" (5.31m x 3.58m)

Double glazed patio doors opening onto garden, double glazed window to the rear aspect and radiator.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to front aspect, radiator, airing cupboard, storage cupboard, loft access and doors to:

BEDROOM ONE:

14'3" x 10'7" (4.34m x 3.23m)

Double glazed window to the rear aspect, radiator.

BEDROOM TWO:

10'6" x 7'4" (3.20m x 2.24m)

Double glazed window to the front aspect, radiator.

BATHROOM:

Double glazed window to the rear aspect, low level WC, pedestal hand wash basin, panelled bath with shower over featuring shower screen, radiator.

EXTERIOR:-

REAR GARDEN:

To the rear of the property commences with a patio area with the remainder laid to lawn enclosed by paneled fencing with flower and shrub borders and door to garage.

GARAGE AND DRIVEWAY:

There is a driveway providing off road parking leading down to garage (with power and light).

AGENTS NOTES:

Council Tax Band D



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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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