



## Bedford Close

Braintree, CM7 9LN

Freehold  
Tax Band: C

**Offers In Excess Of £315,000**



Boasting NO ONWARD CHAIN, a spacious 21' DUAL ASPECT lounge/diner and RECENTLY REFITTED KITCHEN is this IMMACULATELY PRESENTED three bedroom SEMI DETACHED property. Benefiting from a 16' CONSERVATORY, garage (potential to convert\*) with driveway for two vehicles and a REFITTED FAMILY BATHROOM. Ideally tucked away in a CUL-DE-SAC location within walking distance to all local shops/amenities, schools & Braintree Town Centre/Station. Ideal for first time buyers!!



# Bedford Close, Braintree, CM7 9LN

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure main entry door, stairs to first floor, tiled flooring.

### LOUNGE / DINER:

21'11 x 12'8 (6.68m x 3.86m)

Double glazed window to front aspect, under stairs cupboard, two radiators, wood flooring. Opening to kitchen and patio door to conservatory.

### KITCHEN:

8'6 x 8'4 (2.59m x 2.54m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating a one and a half ceramic sink with central mixer tap and drainer, built-in oven, induction hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, tiled flooring.

### CONSERVATORY:

16'3 x 8'0 (4.95m x 2.44m)

Part brick and part UPVC construction with vaulted glass roof, radiator, wood flooring. French doors to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Airing cupboard, carpeted flooring.

### BEDROOM ONE:

11'10 x 8'10 (3.61m x 2.69m)

Double glazed window to front aspect (fitted with shutters), built-in wardrobes, radiator, carpeted flooring.

### BEDROOM TWO:

10'2 x 8'4 (3.10m x 2.54m)

Double glazed window to rear aspect, radiator, carpeted flooring.

### BEDROOM THREE:

6'7 x 6'7 (2.01m x 2.01m)

Double glazed window to front aspect (fitted with shutters), radiator, carpeted flooring.

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, vanity wash hand basin, heated towel rail, tiled flooring.

### EXTERIOR:

#### REAR GARDEN:

Well-proportioned and private rear garden, enclosed by fencing and comprising a patio area to property rear with remainder mainly laid to lawn, gated side access.

#### GARAGE, DRIVEWAY & PARKING:

Single garage fitted with up & over door with driveway parking for two vehicles.

### AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.

The owner is willing to leave furniture, garden furniture and the hot tub subject to negotiations.



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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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