



michaels
property consultants

- Three Bedroom End Of Terrace Home
- Immaculately Presented Throughout
- Utility Room & Cloakroom
- Family Bathroom & En Suite to Master
- Garage and Ample Off Road Parking
- Secluded Position
- Easy Access to Town and Station

6 Hamilton Place, Penticton Road, Braintree, Essex. CM7 2NB.

Occupying a secluded position within easy reach of both the Braintree town centre & the train station is this well-presented three bedroom end of terrace house. With ample accommodation throughout we feel the property would make an ideal family home for a variety of prospective buyers seeking a low-maintenance purchase. The internal accommodation comprises an entrance hall, a generous lounge that provides access to the first floor, a kitchen/diner with access to the utility room and cloakroom, three well-appointed bedrooms with an en suite to the master, and the family bathroom. Outside, the property offers an attractive and well-maintained rear garden, a private driveway that leads onto a single garage.



Property Details.

Ground Floor

Entrance Hall



Smooth ceiling, radiator, double glazed window to front aspect, tiled flooring, access to storage cupboard.

Lounge



18' 06" x 16' 04" (5.64m x 4.98m) Smooth ceiling, radiator x2, double glazed window to front aspect, stairs rising to first floor, tv point, telephone point, wooden flooring, feature gas fireplace.



Kitchen/Diner



12' 00" x 16' 03" (3.66m x 4.95m) Smooth ceiling, radiator, double glazed window to rear aspect, double glazed French doors to rear aspect, matching wall and base units with rolled edge worksurface, inset sink and drainer, integrated oven with gas hob and extractor over, integrated dishwasher, integrated fridge.

Utility Room

8' 00" x 7' 11" (2.44m x 2.41m) Smooth ceiling, radiator, double glazed window to rear aspect, double glazed door to rear aspect, matching wall and base units with rolled edge worksurface, inset sink and drainer, part tiled walls, tiled flooring, space and plumbing for utilities, access to combi boiler.

Cloakroom

Smooth ceiling, radiator, low level w/c, wash hand basin.

Property Details.

First Floor

Landing

Smooth ceiling, radiator, access to loft, access to all rooms and family bathroom.

Bedroom One



11' 09" x 11' 5" (3.58m x 3.48m) Smooth ceiling, radiator, double glazed window to front aspect, tv point, telephone point, built in wardrobe.

En Suite

Smooth ceiling, heated towel rail, double glazed obscure window to front aspect, low level w/c, vanity wash basin, shaver point, extractor fan, walk in shower, fully tiled walls, tiled flooring.

Bedroom Two



10' 00" x 9' 02" (3.05m x 2.79m) Smooth ceiling, radiator, double glazed window to rear aspect, built in wardrobe.

Bedroom Three

11' 03" x 6' 02" (3.43m x 1.88m) Smooth ceiling, radiator, double glazed window to rear aspect.

Family Bathroom



Smooth ceiling, radiator, low level w/c, vanity wash basin, shaver point, extractor fan, standing bath, fully tiled walls, tiled flooring.

Outside

Rear Garden



Commencing with patio area, raised decking area to rear, laid to lawn, side gate with access to front of property and access to garage.

Frontage

Block paved driveway leading to single garage, shingle area.

Garage

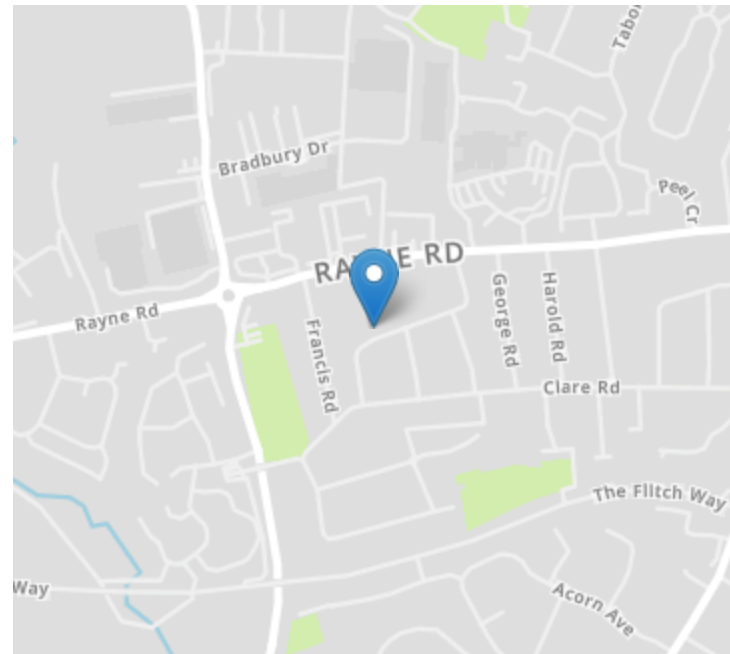
8' 02" x 16' 10" (2.49m x 5.13m) Power and light, traditional opening garage doors.

Property Details.

Floorplans



Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.