



- Three bedroom house
- No onward chain
- Semi detached
- Large kitchen/Diner
- Spacious lounge
- Conservatory
- Double bedrooms
- Driveway & Off road parking

26 Churchill Terrace, Braintree, Essex. CM7 5TG.

Guide Price £260,000 - £270,000 Situated within easy reach both Primary & Secondary Schooling and a selection of local shops & amenities, is this well presented three DOUBLE bedroom semi detached house. Offered for sale in good decorative order and with no onward chain, we believe the property would make an ideal family home for a purchaser wanting to move in without having to make lots of alterations. The internal accommodation comprises entrance porch, cloakroom, kitchen/diner with handy storage cupboard, spacious lounge, and a UPVC conservatory. To the first floor, there are three well-appointed DOUBLE bedrooms, and of course the family bathroom. Outside, the property is further enhanced by having an attractive & well maintained rear garden, and a large driveway that provides off road parking for up to four vehicles. New to the market, early internal viewing is strongly advised to avoid much disappointment.....



Property Details.

Entrance Porch



Entry door to front, two double glazed windows to either side

Hallway

Double glazed entry door to front, radiator, stairs rising to the first floor, under stairs storage cupboard, wood effect laminate flooring

Cloakroom

Opaque double glazed window to front, radiator, low-level W/C, wash hand basin, tiled splashback

Kitchen/Diner



11' 5" x 15' 6" (3.48m x 4.72m) Double glazed window to front, radiator, matching wall & base units with worktops over, inset sink with drainer unit, tiled splashback, wood effect laminate flooring, integrated oven & hob with extractor over, integrated fridge & freezer, integrated microwave, space for appliances

Lounge



17' 8" x 10' 5" (5.38m x 3.17m) Double glazed window to rear, double glazed French doors to rear, television & telephone point

Conservatory



8' 0" x 11' 9" (2.44m x 3.58m) UPVC sealed unit, French doors to side

First Floor Landing

Double glazed window to side, loft access, door to airing cupboard

Property Details.

Bedroom One



13' 3" x 8' 5" (4.04m x 2.57m) Double glazed window to front, radiator, built-in wardrobe

Bedroom Two



13' 3" x 8' 5" (4.04m x 2.57m) Double glazed window to rear, radiator

Bedroom Three



9' 4" x 8' 8" (2.84m x 2.64m) Double glazed window to rear, radiator

Bathroom



Opaque double glazed window to front, radiator, low-level W/C, hand wash basin, paneled bath with shower over, tiled walls, vinyl flooring

Rear Garden



Mainly laid to lawn, patio area, side access via UPVC lockable door, shed with power & lighting to remain, outside tap

Frontage

There is a block paved driveway which provides ample off road parking

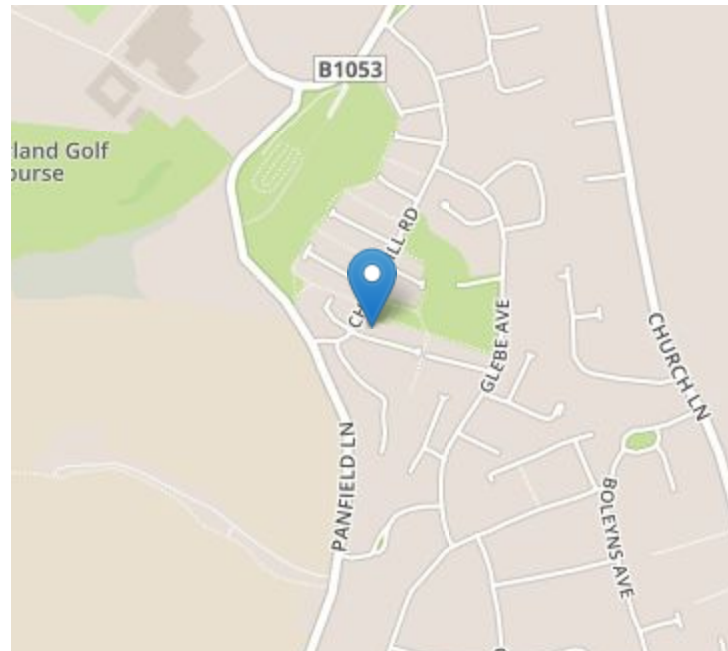
Property Details.

Floorplans

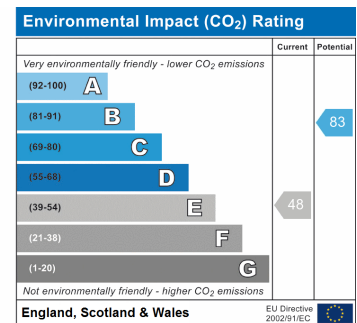
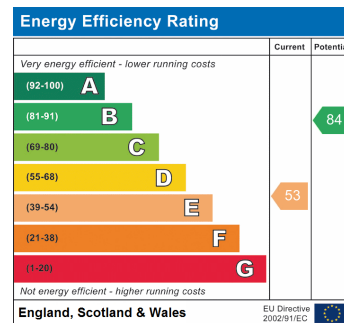


This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

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.