



- Three bedroom semi detached house
- Garage & Ample off road parking
- No onward chain
- Spacious sitting room
- Recently decorated
- New boiler
- UPVC double glazing
- Fairview development

42 Anson Way, Braintree, Essex. CM7 9TN.

****Guide Price £260,000 - £280,000**** We are pleased to offer for sale this well presented and recently refurbished three bedroom semi detached house, situated on this popular family orientated development, which is positioned within easy reach of both the town centre and the A120. Being sold on a chain free basis, the property enjoys spacious, open plan living accommodation, along with a light and airy feel throughout, making this an ideal family home for any perspective purchaser. The internal accommodation is made up of a good sized living room, a recently refitted kitchen / diner, three well appointed bedrooms and a family bathroom.



Property Details.

Entrance Hall

UPVC door to front, door to storage cupboard, entrance to accommodation;

Lounge



15' 8" x 14' 2" (4.78m x 4.32m) Textured ceiling, wood effect laminate flooring, radiator, double glazed window to front, telephone point, television point, stairs to first floor

Kitchen



15' 9" x 9' 4" (4.80m x 2.84m) Textured ceiling, tiled floor, double glazed window to rear, radiator, UPVC door to rear, matching wall & base units, worktops, sink with inset drainer unit, integrated electric oven, electric hob, extractor, space for fridge / freezer, plumbing for washing machine

Bedroom One



13' 3" x 9' 3" (4.04m x 2.82m) Textured ceiling, radiator, double glazed window to front

Property Details.

Bedroom Two



11' 4" x 9' 8" (3.45m x 2.95m) Textured ceiling, radiator, double glazed window to rear

Bedroom Three



10' 1" x 6' 5" (3.07m x 1.96m) Textured ceiling, radiator, double glazed window to front, door to airing cupboard

Family Bathroom



Smooth ceiling, opaque double glazed window to rear, vinyl floor, low level W/C, hand wash basin, panelled bath with shower attachment over, part tiled walls, heated towel rail

Rear Garden

Mainly laid to lawn, decking area, enclosed by panelled fencing, side access via a wooden gate, outside tap

Garage & Parking

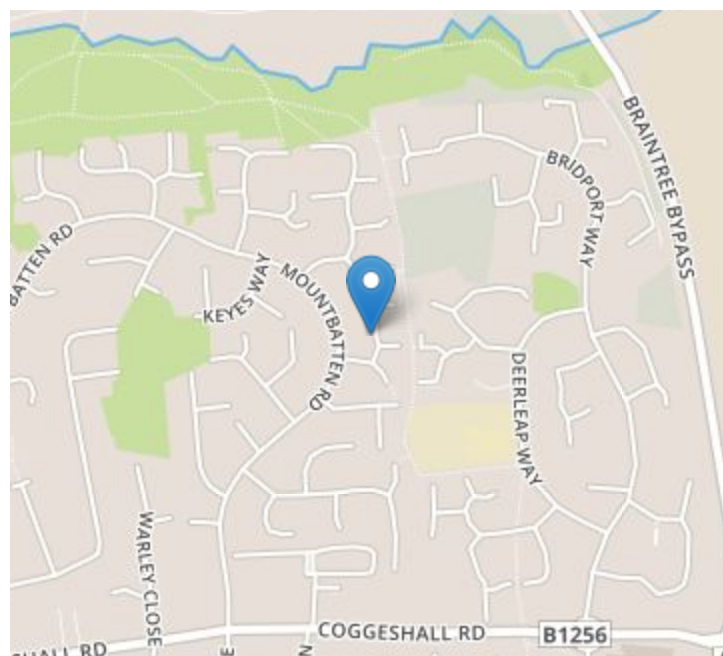
Driveway which provides off road parking for three vehicles, single garage

Property Details.

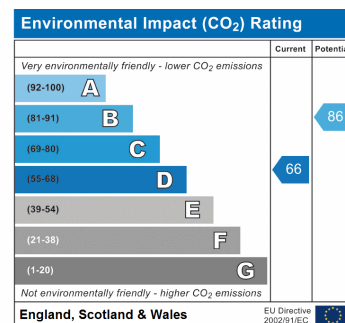
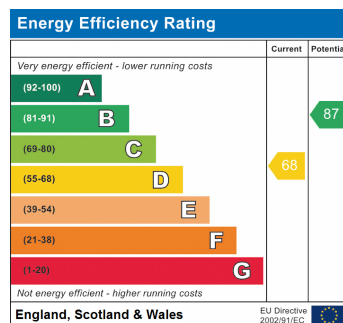
Floorplans



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.