



- Two Bedroom Bungalow
- Fully Detached
- Large Integral Garage With Workshop
- Ample Off Street Parking
- Generous Rear Garden
- Kitchen/Breakfast Room
- No Onward Chain
- Gas Central Heating & UPVC Windows
- Cul De Sec Position
- Generous Bedrooms

**15 Salcombe Road, Braintree, Essex.  
CM7 3NY.**

\*\* Guide Price £325,000 - £350,000 \*\*

An excellent opportunity to acquire this fabulous two-bedroom detached bungalow offered for sale with no onward chain.



# Property Details.

## Porch

Door to;

## Entrance Hall

Part glazed entry door to front, radiator, two storage cupboards, loft access, door to airing cupboard, doors to;

## Lounge



15' 0" x 12' 1" (4.57m x 3.68m) Double glazed window to front, radiator, television point, gas fire with ornate surround.

## Kitchen/Diner



15' 0" x 12' 1" (4.57m x 3.68m) Double glazed window to rear, radiator, wall mounted boiler, matching wall & base units with worktops over, inset sink with side drainer unit, tiled splashback, cooker point, space for appliances, two storage cupboard, double glazed door to side that provides access to the rear garden.

## Cloakroom

Obscure double glazed window to side, WC.

## Shower Room



Obscure double glazed window to side, hand wash basin, shower cubicle which is fully tiled, tiled walls, vinyl floor.

## Bedroom One



12' 7" x 11' 1" (3.84m x 3.38m) Double glazed window to front, radiator.

## Bedroom Two



12' 0" x 11' 1" (3.66m x 3.38m) Double glazed window to rear, radiator.

# Property Details.

## Rear Garden



The rear garden commences with a paved patio area with the remainder of the garden laid to lawn, outside tap, shed to remain, side access via wooden gates, enclosed by panelled fencing, door to garage;

## Garage

13' 9" x 15' 2" (4.19m x 4.62m) The garage is accessed via an electric up & over door, eves storage, door to front, sockets.

## Workshop

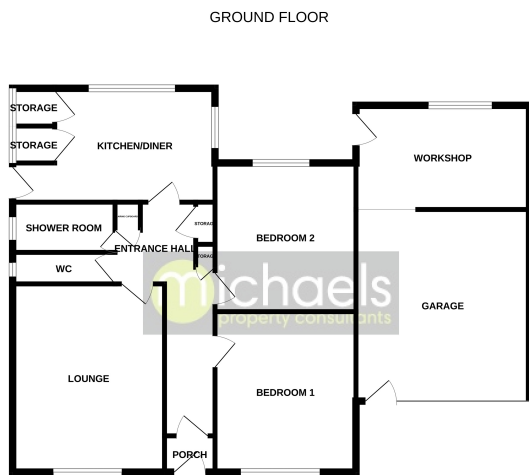
13' 9" x 8' 9" (4.19m x 2.67m) Double glazed window to rear, eves storage.

## Parking

There is a block-paved driveway to the front of the property that provides off-road parking for three vehicles.

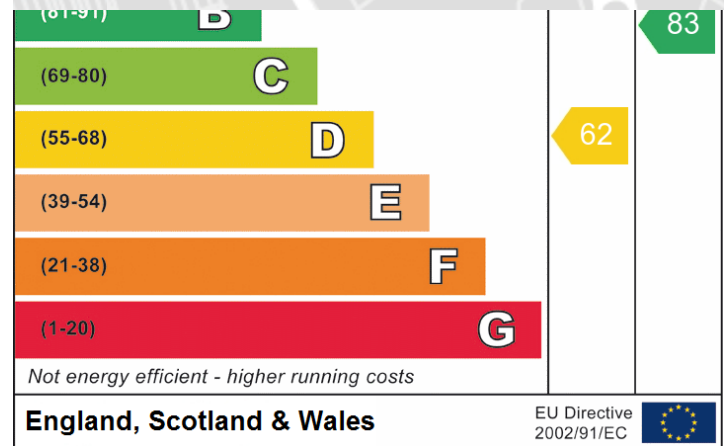
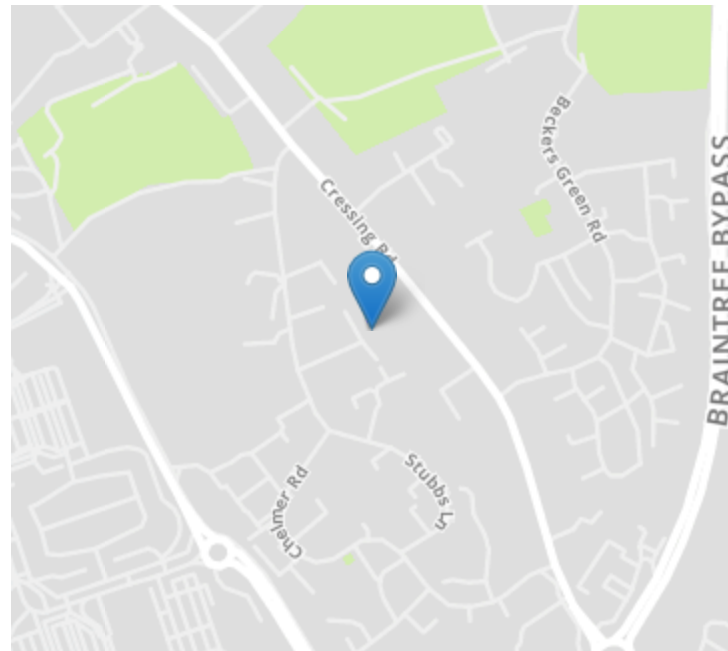
# Property Details.

## Floorplans



We have every effort to have made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, masses and any other figures are approximate and for reference only. We do not warrant, represent or guarantee the accuracy of the floorplan or any other information. It is the responsibility of the purchaser to verify the accuracy of the floorplan and any other information. The floorplan is not to be used as a basis for any other purpose. It is not to be used as a basis for any other purpose. It is not to be used as a basis for any other purpose. It is not to be used as a basis for any other purpose.

## Location



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.