



- Three bedroom house
- End terrace
- Fairview Development
- Two reception rooms
- Well presented throughout
- Garage & off road parking
- UPVC conservatory
- No onward chain

2 Northumberland Close, Braintree, Essex. CM7 9NL.

Open house now fully booked Occupying an excellent Cul De Sac position within the ever-popular Fairview development is this well-presented and deceptively spacious three-bedroom end terraced house. Offered for sale in good decorative order throughout and on a chain-free basis, we feel the property would make an ideal purchase for both first-time buyers and buy to let investors alike. The ground floor accommodation comprises an entrance porch, a spacious lounge that provides access to the first floor, a separate dining room, a sizeable UPVC conservatory, and a well-equipped kitchen with a range of fitted appliances. On the first floor, you will find three well-appointed bedrooms and the family bathroom. Outside, the property is further enhanced by having an attractive and well-maintained rear garden, a block paved driveway that provides off-road parking for two vehicles and a single garage.



Property Details.

Entrance Porch

Part glazed entry door to front, door to accommodation;

Dining Room



11' 4" x 9' 6" (3.45m x 2.90m) Double glazed window to front, radiator, door to kitchen, opening to;

Lounge



15' 2" x 10' 5" (4.62m x 3.17m) Double glazed patio doors to rear, radiator, television & telephone point, stairs rising to the first floor.

Conservatory



9' 9" x 9' 7" (2.97m x 2.92m) Double glazed windows to multiple aspects, UPVC sealed unit with dwarf wall beneath, double glazed French doors to side.

Kitchen



10' 5" x 6' 7" (3.17m x 2.01m) Double glazed window to rear, matching wall & base units with worktops over, inset sink with side drainer unit, cooker point with extractor over, separate fridge & freezer, integrated appliances, tiled splashback.

First Floor Landing

Loft access, doors to;

Property Details.

Bedroom One



12' 6" x 9' 9" (3.81m x 2.97m) Double glazed window to front, radiator.

Bedroom Two



11' 4" x 10' 0" (3.45m x 3.05m) Double glazed window to rear, radiator.

Bedroom Three



9' 1" x 7' 6" (2.77m x 2.29m) Double glazed window to front, radiator, door to airing cupboard.

Bathroom



Obscure window to rear, heated towel rail, WC, pedestal hand wash basin, panelled bath with shower over, tiled walls, wood effect laminate flooring.

Rear Garden



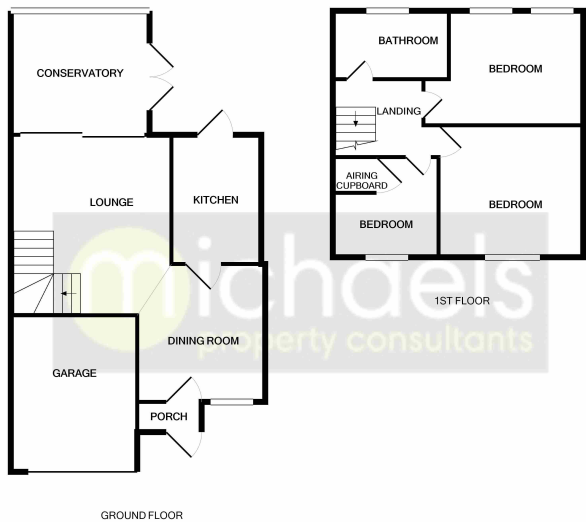
The rear garden commences with a paved patio area, steps leading to an artificial lawned area, railway sleeper border, enclosed by paneled fencing, outside tap & lighting, side access via a gate.

Garage & Parking

There is a block paved driveway that provides off-road parking for 2 vehicles, single garage with up & over door.

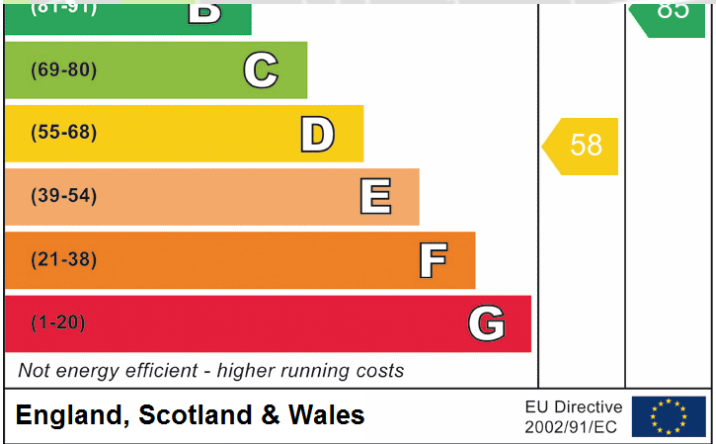
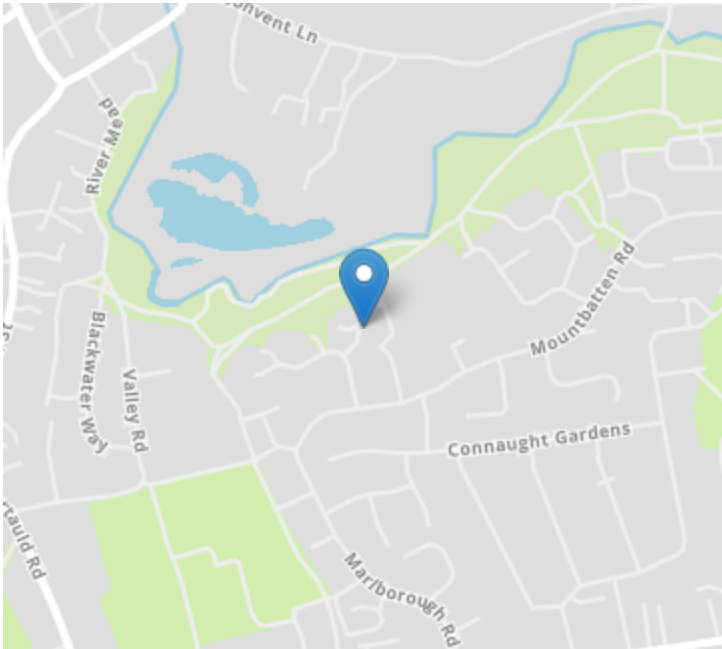
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.