



- Three Bedroom Terraced Home
- Front & Rear Gardens
- Cul De Sac Position
- Kitchen/Diner
- Family Bathroom
- UPVC Double Glazing Throughout
- Gas Central Heating

**11 Sandwich Close, Braintree, Essex.  
CM7 5RZ.**

Situated within easy reach of Braintree's prominent town centre, Primary & Secondary Schooling, and a range of local amenities is this well presented three bedroom terraced house. New to the market and offered for sale in a good decorative order, we feel this well-appointed property would make an ideal family home for a variety of prospective purchasers. The internal accommodation comprises with an entrance hall which provides access to the first floor, spacious lounge, generous kitchen/diner, three sizeable bedrooms, and the family bathroom with separate W/C. Outside, the property is further enhanced by having low maintenance front and rear gardens. New to the market, an early internal viewing is strongly advised.





# Property Details.

## Ground Floor

### Entrance Hall

Carpet flooring, radiator, stairs to first floor, under stairs storage cupboard plus additional storage cupboard housing gas fired boiler, door to:

### Lounge



14' 4" x 11' 4" (4.37m x 3.45m) Double glazed window to rear aspect, carpet flooring, radiator.

### Kitchen/Diner



17' 5" x 8' 5" (5.31m x 2.57m) Double glazed windows to front aspect, range of matching wall and base units, roll edge work surfaces, tiled splash back, space and plumbing for washing machine and dryer, space for free standing gas oven and American style fridge freezer, sink and drainer, spotlighting, lino wood effect flooring, radiator.

## First Floor

### Landing

Loft access, airing cupboard, storage cupboard, carpet flooring, door to:

### Bedroom One





# Property Details.



13' 6" x 8' 8" (4.11m x 2.64m) Double glazed window to rear aspect, radiator, laminate wood effect flooring.

## Bedroom Two



9' 5" x 8' 7" (2.87m x 2.62m) Double glazed window to front aspect, radiator, laminate wood effect flooring.

## Bedroom Three



8' 5" x 6' 5" (2.57m x 1.96m) Double glazed window to front aspect, radiator, over stairs storage cupboard.

## Family Bathroom



Double glazed obscure window to rear aspect, single panelled bath, mixer tap and electric power shower over, tiled surround, pedestal wash hand basin, heated towel rail.

## W/C

Double glazed obscure window to rear aspect, vinyl flooring, radiator, part tiled surround.

## Outside

### Front Garden

Fully enclosed by picket fencing, mainly laid to lawn, pathway to entrance.

### Rear Garden



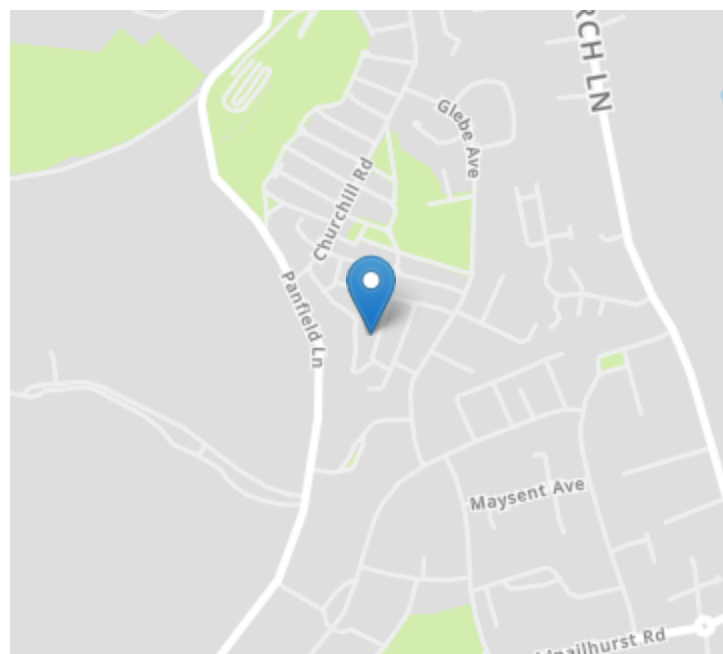
Patio area to the rear, pathway leading to gated rear access, brick built shed, wooden shed to remain, majority of the garden is laid to lawn, raised wooden flower border and raised brick framed pond.

# 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.