



- Extended
- Three Bedrooms
- En Suite
- Fitted Kitchen
- Driveway Parking
- Gas central heating
- Double Glazed Windows
- Family Bathroom

### 14 Roman Court, Braintree, Essex. CM7 3YW.

Situated just off Stubbs lane within close proximity of Braintree shopping village and train station is this extended three bedroom house, the property is positioned within a quiet mews of just a few properties. Having been extended this family home offers great sized accommodation throughout and now benefits from an en-suite shower room to the master bedroom and has a further two good size bedrooms. On the ground floor both the lounge and Kitchen Diner are also extended. Externally the property has a rear garden with patio area and to the front there is a driveway providing parking for two/three vehicles. A viewing is highly recommended to appreciate the size and accommodation this property has to offer.





# Property Details.

## Ground Floor

### Entrance Lobby

Door to the entrance lobby and window to front, laminate floor. Door to:

### Entrance Hall

Radiator and laminate floor, doors to:

### Lounge/Diner



12' 6" x 26' 0" (3.81m x 7.92m) Double doors to the rear garden, window to front, laminate floor, built in under stairs cupboard. Two radiators.

## Kitchen



9' 9" x 19' 8" (2.97m x 5.99m) Window to rear, door leading to rear, window to side. Kitchen is fitted with oak style wall and base units with work surfaces over with tiled splash back. Inset stainless steel sink with mixer taps. Built in oven with built in microwave. Separate hob. The kitchen units extend to the dining area with further storage. Radiator.

## First Floor

### Landing

Window to the front, loft access.

### Bedroom One



16' 1" x 7' 1" (4.90m x 2.16m) Window to the rear, fitted wardrobes with sliding doors, radiator.

# Property Details.

## En-Suite

Frosted window to the side, basin with mixer taps and toilet. Tiled floor and walls. Shower cubicle.

## Bedroom Two



10' 7" x 11' 6" (3.23m x 3.51m) Window to the front, radiator, fitted double wardrobe with sliding mirror wardrobes.

## Bedroom Three



## Rear Garden



The garden commences with a block paved patio, remainder is laid to lawn enclosed by panel fencing. There is a path to the side and a gate which leads to the front. Outside tap and security light.

## Front

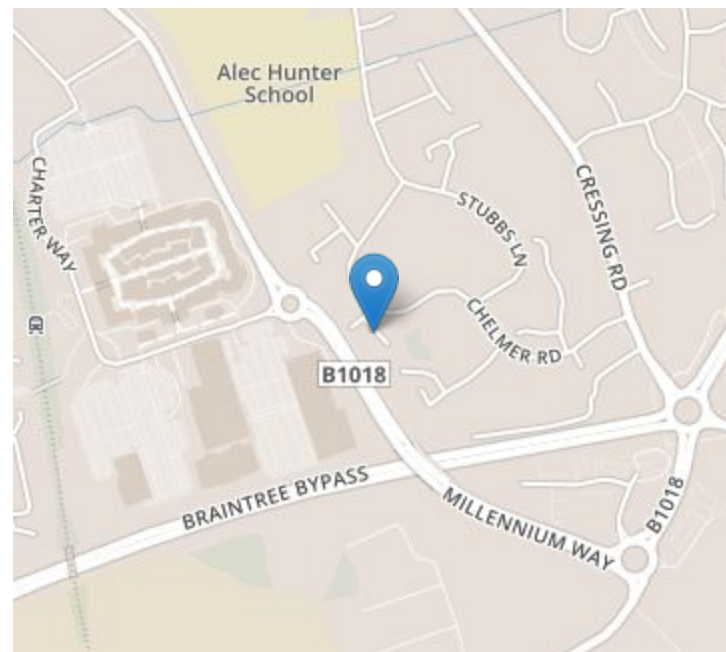
There is a driveway to the side providing parking for two/three vehicles.

# Property Details.

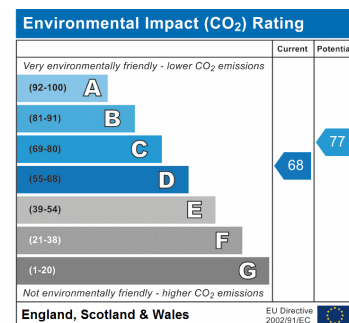
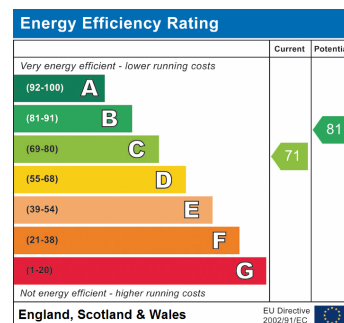
## Floorplans



## 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.