



- Three Bedroom Terraced Home
- Cloakroom & Family Bathroom
- Bespoke Kitchen With Island Unit And Integrated Appliances
- Generous & Attractive Garden To Rear
- Off Road Parking
- Close Proximity To Local Amenities & Town Centre

30 Wheatley Avenue, Braintree, Essex. CM7 3DP.

Michaels Property Consultants are pleased to present, situated within easy reach of both Primary & Secondary Schooling and the Braintree Town Centre, this deceptively spacious three bedroom terraced house with a fabulous kitchen/dining area and generous rear garden. We feel the property would be ideal for any prospective purchaser that is looking for a turn-key property. The internal accommodation comprises with an entrance hall, lounge, bespoke kitchen/diner with bi-fold doors to the rear garden, cloakroom, three well-appointed double bedrooms, and of course the family bathroom. As previously mentioned, the property boasts a large rear garden, as well as a driveway which provides off road parking for two vehicles. New to the market, an early internal viewing is strongly advised.



Property Details.

Ground Floor

Entrance Hall

Smooth ceiling, access to consumer unit, stairs ascending to first floor, radiator, karndean flooring.

Lounge



12' 9" x 11' 4" (3.89m x 3.45m) Double glazed window to front aspect, radiator, TV point, karndean flooring.

Kitchen/Diner



18' 6" x 12' 9" (5.64m x 3.89m) Smooth ceiling, inset spotlights, radiator, double glazed Bi-Folding doors to rear aspect, access to storage cupboard



(currently housing utilities), access to cloakroom, access to under-stair storage (currently used as a cubbyhole), matching wall and base, high gloss units with strip lighting beneath, luxury quartz worktops, inset stainless steel sink with drainer, bowl and insinkerator waste disposal, integrated oven, induction hob with extractor over, integrated microwave and warming drawer all courtesy of 'NEFF', integrated fridge, integrated freezer, integrated dishwasher, karndean flooring.

Cloakroom

Double glazed window to rear aspect, radiator, low level WC, wash hand basin, part tiled walls, karndean flooring.

First Floor

Landing

Radiator, stairs descending to ground floor, access to loft, access to all bedrooms and family bathroom.

Bedroom One



12' 5" x 8' 1" (3.78m x 2.46m) Smooth ceiling, double glazed windows to front aspects, radiator, TV point, built in wardrobes.

Property Details.

Bedroom Two



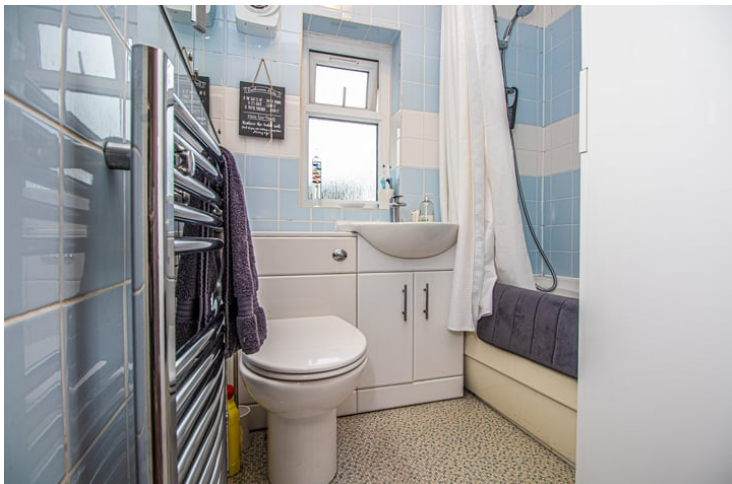
11' 00" x 8' 4" (3.35m x 2.54m) Smooth ceiling, double glazed window to rear aspect, radiator, TV point, access to storage cupboard housing boiler, built in wardrobes.

Bedroom Three



9' 7" x 8' 9" (2.92m x 2.67m) Smooth ceiling, double glazed window to front aspect, radiator, TV point, fitted wardrobes.

Family Bathroom



Double glazed obscure window to rear aspect, heated towel rail radiator, extractor fan, low level WC, Vanity wash hand basin, panelled bath with shower attachment, fully tiled walls, laminate flooring.

Outside

Rear Garden



Commencing with a porcelain laid patio area, with feature garden swing seat, wooden insulated shed with power and light, outside light, outside tap, majority laid to lawn with shrub flower bed borders, raised wooden sleeper section to rear aspect filled with slate and shingle providing seating area.

Frontage

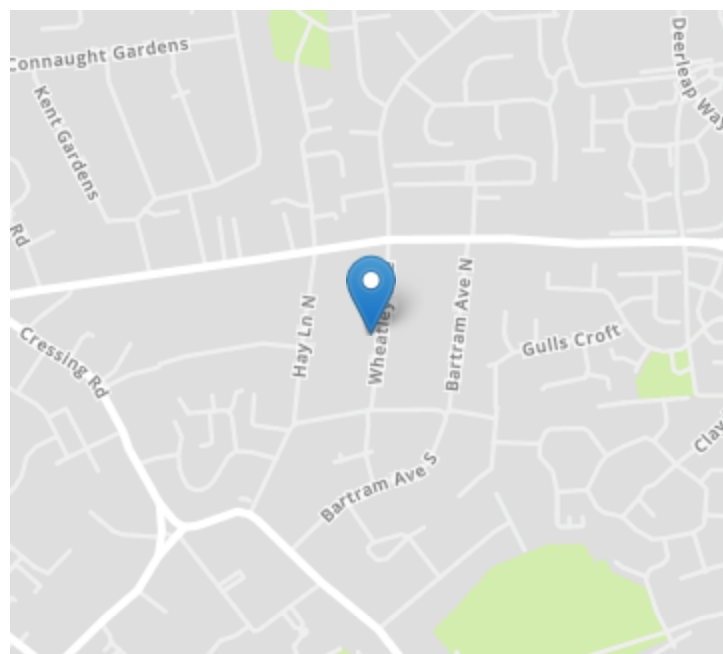
Pathway leading to front door, access to garden via side passage, shingle laid driveway providing off road parking for two vehicles.

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.