



- Three Bedroom Semi Detached House
- Generous Resin Driveway & Single Garage
- No Onward Chain
- Requires Modernising
- Short Walk To Town & Station
- Ground Floor Cloakroom
- Generous Living Room/Diner
- UPVC Windows
- Large Rear Garden
- New To The Market

### 30 Rosemary Avenue, Braintree, Essex. CM7 2SZ.

A rare opportunity has arisen to acquire this well established and deceptively spacious three bedroom semi detached house, sitting on a fabulous plot measuring well in excess of 120'. New to the market and offered for sale with no onward chain, we feel this superb property would benefit internal modernisation, offering a purchaser an excellent opportunity to add their own stamp, with the added benefit of having plenty of space to accommodate either a side or rear extension (STPP).





# Property Details.

## Ground Floor

### Entrance Hall



### Cloakroom

### Living Room/Diner



21' 4" x 12' 7" (6.50m x 3.84m)

## Kitchen



10' 7" x 8' 8" (3.23m x 2.64m)

## First Floor

### Bedroom One



14' 0" x 8' 8" (4.27m x 2.64m)



# Property Details.

## Bedroom Two



12' 2" x 9' 9" (3.71m x 2.97m)

## Bedroom Three



8' 9" x 7' 8" (2.67m x 2.34m)

## Family Shower Room



## Outside

### Rear Garden



### Detached Garage

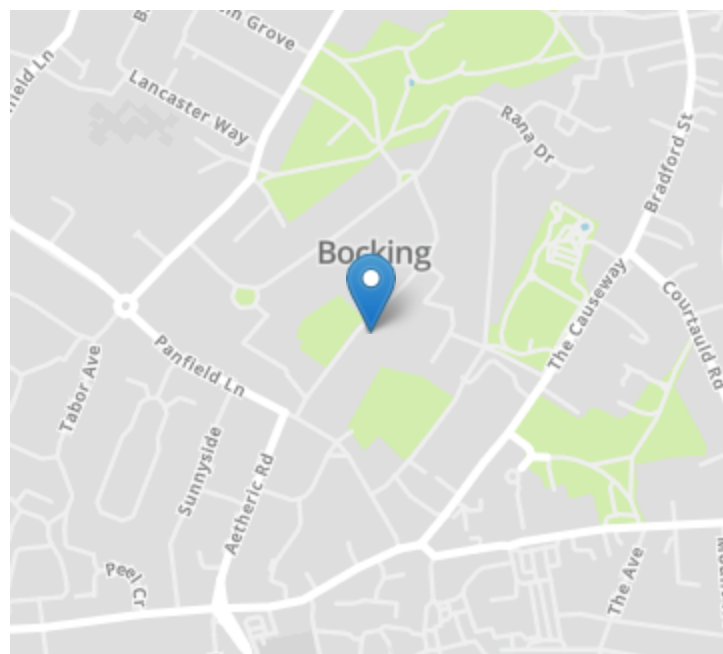
### Resin Driveway To Front & Side

# 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.