



- Three bedroom house
- Semi detached
- No onward chain
- Single storey extension
- Utility room
- Cloakroom
- Two reception rooms
- Kitchen & Breakfast room

Orchard Drive, Braintree, Essex. CM7 1EQ.

Situated within easy reach of both Braintree's Town Centre & the Train Station, is this deceptively spacious three bedroom semi detached house, which enjoys the added benefit of a single-storey extension. New to the market and offered for sale 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; entrance hall which offers access to the first floor, spacious living room, kitchen/breakfast room with separate dining area, utility, and cloakroom. To the first floor, there are three well-appointed bedrooms and a recently refitted family bathroom. Outside, the property is further enhanced by having an attractive and well maintained rear garden and a single garage. As previously mentioned, the property is offered for sale on a chain free basis, so an early internal viewing is strongly advised.....



Property Details.

Entrance Hall

Double glazed entry door to front, radiator, double glazed window to side, under stairs storage cupboard, stairs to first floor

Cloakroom

Double glazed window to side, radiator, low level W/C, hand wash basin, tiled splashback

Utility

12' 0" x 6' 7" (3.66m x 2.01m) Double glazed window to rear, radiator, base units, roll edge worktop, inset sink with drainer unit, tiled floor

Lounge



17' 5" x 11' 3" (5.31m x 3.43m) Double glazed window to front, radiator, wood effect laminate flooring, telephone & television point, fireplace with brick surround, access to;

Kitchen/Diner



17' 5" x 10' 4" (5.31m x 3.15m) Double glazed window to rear, radiator, double glazed door to side, matching wall & base unit, roll edge worktops, inset sink with drainer unit, tiled floor, tiled splashback, integrated oven & hob with extractor over

First Floor Landing

Bedroom One



14' 1" x 9' 4" (4.29m x 2.84m) Double glazed window to front, radiator, door to storage cupboard

Property Details.

Bedroom Two



11' 7" x 10' 1" (3.53m x 3.07m)
Double glazed window to rear,
radiator

Bedroom Three



10' 1" x 7' 1" (3.07m x 2.16m) MAX -
Double glazed window to side,
radiator

Bathroom



Opaque double glazed window to
side, heated towel rail, low level W/C,
hand wash basin, P shaped bath with
shower attachment over, part tiled
walls, vinyl flooring

Rear Garden

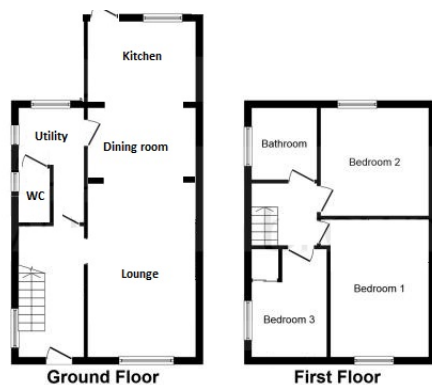


Mainly laid to lawn, patio area,
enclosed by paneled fencing, side
access via gate, outside tap & light,
shed to remain

Single Garage

Property Details.

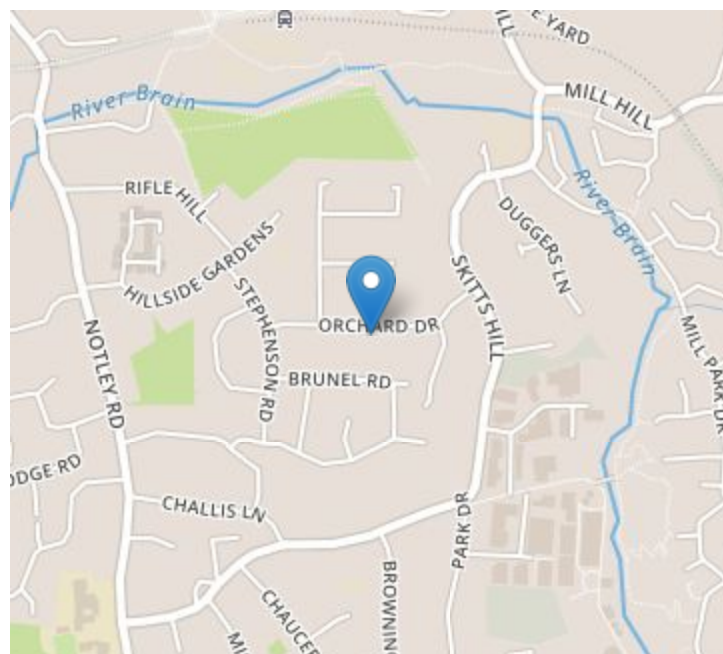
Floorplans



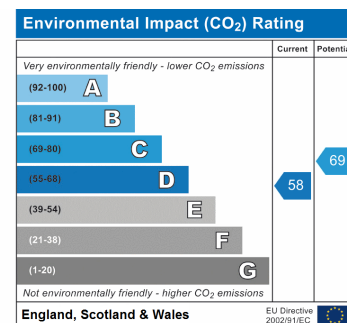
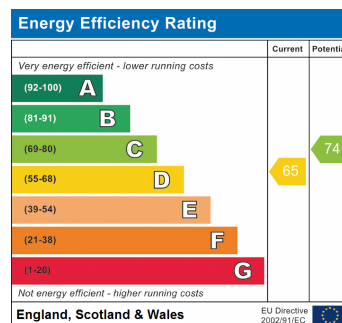
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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.