



- Three bedroom house
- End terrace
- Garage and Off Road Parking
- Spacious kitchen/diner
- Gas central heating
- Three double bedrooms
- Ground floor WC
- Large frontage

7 Churchill Road, Braintree, Essex. CM7 5TQ.

** Guide Price £260,000 - £270,000 **

Situated within easy reach of the Braintree town centre, the train station, and a selection of both Primary & Secondary Schooling is this well presented and deceptively spacious three DOUBLE bedroom end terraced house. The property comes to the market in good decorative order, offering an ideal purchase for both first-time buyers & buy to let investors alike. This low maintenance family home features an entrance hall, a spacious kitchen/diner, lounge, ground floor cloakroom, three well-appointed bedrooms, and the family bathroom. Outside, the property is further enhanced by having a low maintenance rear garden, and a single garage & parking to the rear of the dwelling. For further details, please call Michaels Property Consultants.



Property Details.

Entrance Hall

Stairs to the first floor, under stairs storage cupboard, doors to;

Cloakroom

Obscure double glazed window, wash hand basin, low-level w.c. and heated towel rail.

Kitchen/Diner



15' 7" x 8' 5" (4.75m x 2.57m) Double glazed window to the front, one and a quarter single sink drainer with mixer tap, wall and base units, work surfaces, spaces for slimline dishwasher, washing machine, and freestanding cooker, built-in fridge/freezer.

Lounge



14' 7" x 10' 5" (4.45m x 3.17m) Two double glazed windows, radiator, textured and coved ceiling.

Inner Lobby

Door from the hallway to rear lobby with door to rear garden;

First Floor Landing

Built-in airing cupboard/storage cupboard, loft access, and doors to;

Bathroom



Obscure double glazed window, three piece suite comprising of pedestal wash hand basin, low-level w.c. and bath with mixer tap/shower attachment over and radiator.

Bedroom One



13' 4" x 8' 6" (4.06m x 2.59m) Double glazed window, radiator.

Bedroom Two



12' 8" x 8' 6" (3.86m x 2.59m) Double glazed window, radiator, and built-in wardrobe.

Property Details.

Bedroom Three

9' 5" x 8' 8" (2.87m x 2.64m) Double glazed window, radiator.

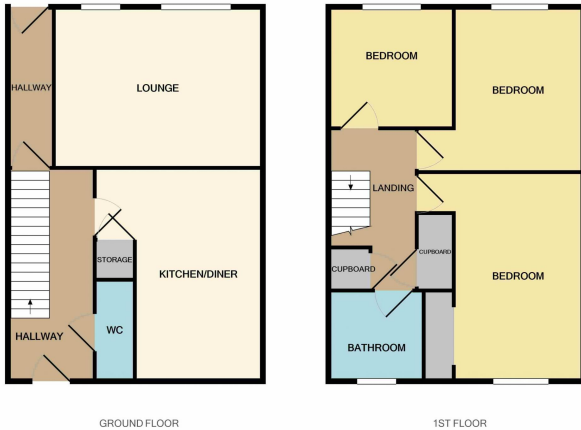
Externally



To the front of the property, there is a path and lawned area to the entrance door. To the rear of the property is a hard standing area with a raised barbeque area and hot tub (to be sold by separate negotiation) In addition there is an outside wooden bar and gates to parking at the rear and garage, there is a courtesy door to the garage in the garden and mainly fenced borders.

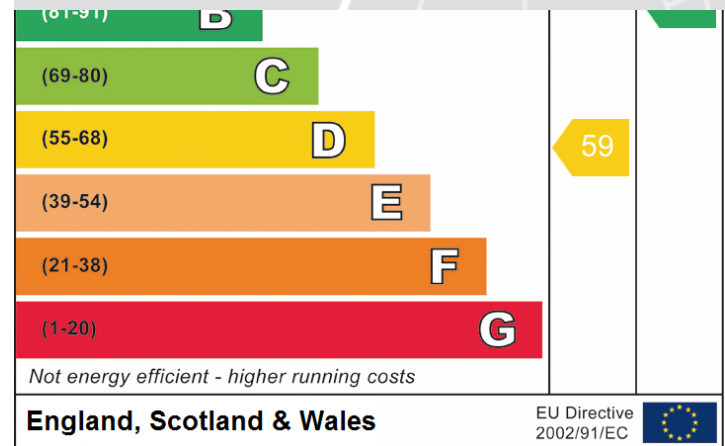
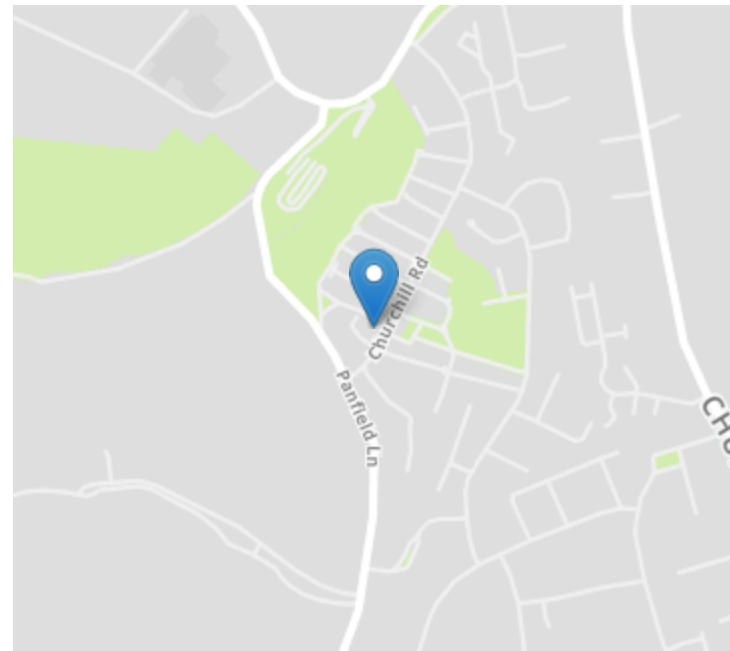
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location



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.