



- Three bedroom terraced house
- Front & rear gardens
- Cul de sac position
- Kitchen/diner
- Refitted family bathroom
- UPVC windows
- Gas central heating
- New to the market

### 3 Sandwich Close, Braintree, Essex. CM7 5RZ.

Situated within easy reach of the Braintree town centre, Primary & Secondary Schooling, and a range of local amenities is this well presented three bedroom terraced house. New to the market and offered for sale in good decorative order, we will feel this well-appointed property would make an ideal family home for a variety of prospective purchasers. The internal accommodation comprises an entrance hall which provides access to the first floor, spacious lounge with French doors to the rear garden, refitted kitchen/diner, three sizeable bedrooms, a refitted family bathroom, and a separate cloakroom. Outside, the property is further enhanced by having a low maintenance rear garden. New to the market, an early internal viewing is strongly advised.....





# Property Details.

## Entrance Hall

Entry door to front, radiator, wood effect laminate flooring, storage cupboard, stairs to the first floor;

## Lounge



11' 4" x 14' 8" (3.45m x 4.47m) Double glazed patio doors to rear, radiator, television & telephone point door to;

## Kitchen



17' 7" x 8' 5" (5.36m x 2.57m) Double glazed window & door to front, matching wall & base units, roll edge worktops, inset sink with drainer unit, tiled splashback, tiled floor, cooker point, space for appliances

## First Floor Landing

## Bedroom One



13' 8" x 8' 8" (4.17m x 2.64m) Double glazed window to front, radiator

## Bedroom Two



8' 8" x 9' 10" (2.64m x 3.00m) Double glazed window to rear, radiator

# Property Details.

## Bedroom Three



8' 5" x 6' 5" (2.57m x 1.96m) Double glazed window to rear, radiator

## Bathroom



Opaque double glazed window to front, heated towel rail, wash hand basin with vanity unit underneath, paneled bath with shower over, tiled walls

## Cloakroom

Opaque double glazed window to front, Low level WC

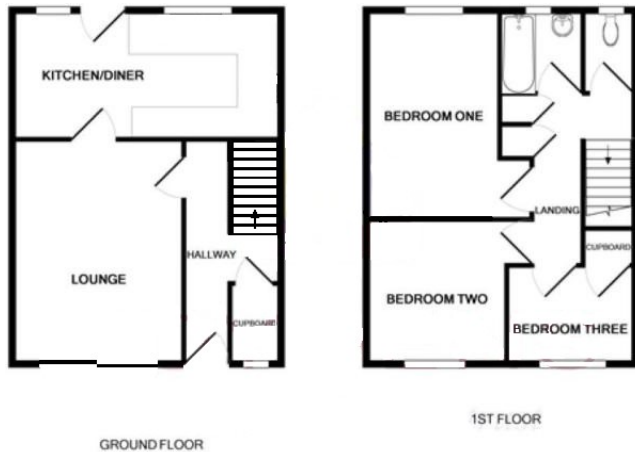
## Rear Garden



Mainly laid to lawn, paved patio area, enclosed by paneled fencing, rear access via wooden gate, outside tap, shed to remain

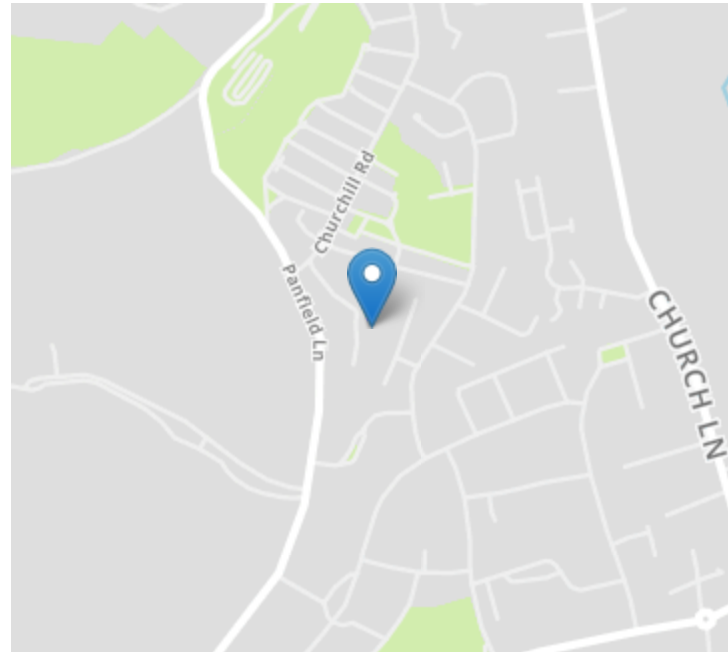
# Property Details.

## 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



## 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.