



- Three bedroom house
- Semi detached house
- Garage & off road parking
- Well presented throughout
- Large conservatory
- Fairview development
- Modern bathroom
- Landscaped rear garden

15 Bedford Close, Braintree, Essex. CM7 9LN.

Occupying a private and secluded cul-de-sac position within the popular Fairview development is this well-presented and deceptively spacious three bedroom semi-detached house. The property comes to the market in excellent decorative order throughout, offering a low-maintenance family home for a variety of prospective purchasers. The internal accommodation comprises an entrance hall that provides access to the first floor, a spacious lounge/diner with doors to the recently refurbished conservatory, a well-equipped kitchen, three well-appointed bedrooms, and a contemporary family bathroom. Outside, the property is further enhanced by having a recently landscaped rear garden, a single garage, and a driveway that provides off-road parking for two vehicles. New to the market, early internal viewing is strongly advised.



Property Details.

Entrance Hall

Part glazed entry door to front, stairs rising to the first floor, wall mounted boiler, door to;

Lounge/Diner



22' 1" x 12' 6" (6.73m x 3.81m) Double glazed window to front with fitted shutter, radiator, television & telephone point, under stairs storage cupboard, double glazed doors to conservatory.

Kitchen



8' 3" x 7' 8" (2.51m x 2.34m) Double glazed window to rear, heated chrome towel rail, matching wall & base units with worktops over, inset sink with side drainer unit, tiled splashback, integrated oven & hob with extractor over, space for appliances.

Conservatory



16' 2" x 7' 9" (4.93m x 2.36m) Double glazed construction with dwarf wall beneath, double glazed French doors to rear garden.

First Floor Landing

Doors to;

Bedroom One



11' 4" x 9' 7" (3.45m x 2.92m) Double glazed window to front, radiator, fitted wardrobes.

Property Details.

Bedroom Two



10' 1" x 9' 8" (3.07m x 2.95m) Double glazed window to rear, radiator.

Bedroom Three



6' 7" x 7' 0" (2.01m x 2.13m) Double glazed window to front, radiator.

Bathroom



Opaque double glazed window to rear, heated towel rail, WC, hand wash basin, panelled bath with shower over, extractor fan, tiled walls.

Rear Garden



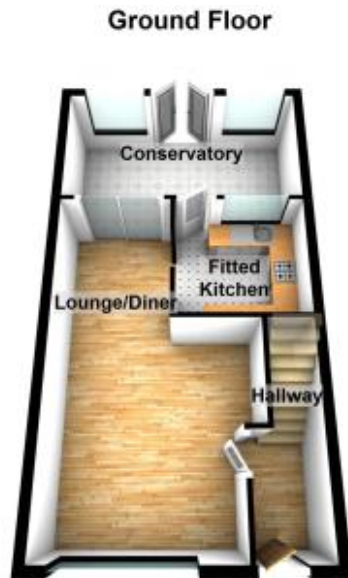
The landscaped garden commences with a paved patio area with the remainder laid to lawn, railway sleeper borders, enclosed by panelled fencing, side access via a wooden gate.

Garage & Parking

There is a single garage to the side of the property with driveway parking for two vehicles in front.

Property Details.

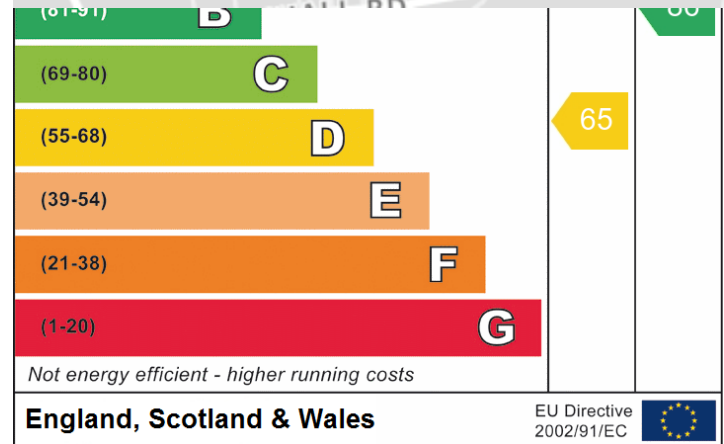
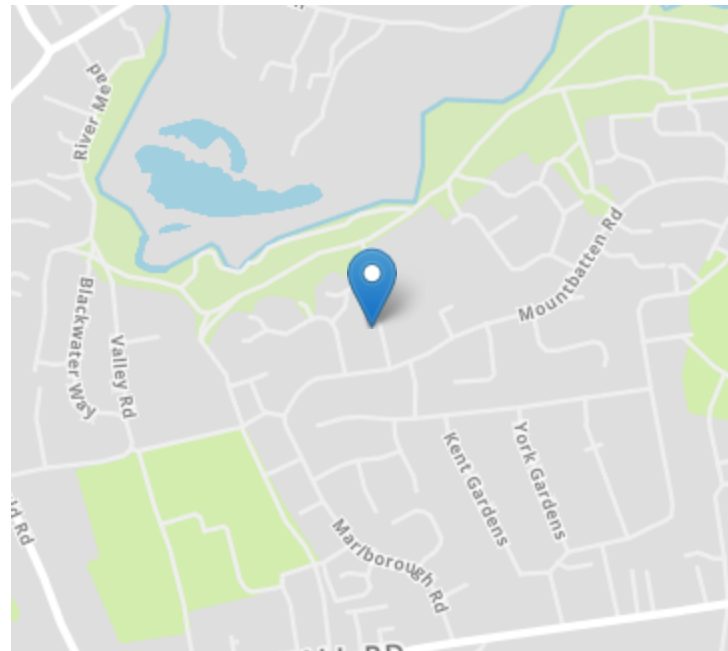
Floorplans



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of windows, doors, appliances and features are approximate only
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 Plan produced using PlanUp.

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.