



- Two Bedroom Home
- End Of Terrace
- Driveway Parking
- Period Features Throughout
- Short Walk To Town & Station
- Well Presented Throughout
- Generous Double Bedrooms
- Landscaped Rear Garden
- New To The Market
- Gas Central Heating

## 44 Mount Road, Braintree, Essex. CM7 3JA.

Dating back to the late 19th Century and still retaining a number of its charming period features, is this two-bedroom end terraced house, conveniently positioned within short walking distance of both the Braintree High Street & the Railway Station.





# Property Details.

## Entrance Hall



Part glazed entry door to front, double glazed window to front, door to;

## Lounge/Diner



22' 3" x 15' 3" (6.78m x 4.65m) Double glazed windows to front & rear, radiator, fireplace housing a log-burning stove, stairs rising to the first floor, door to;

## Kitchen



14' 2" x 6' 2" (4.32m x 1.88m) Double glazed window & door to side, double glazed window to rear, radiator, matching wall & base units with worktops over, inset sink with side drainer unit, integrated oven & gas hob with extractor over, space for appliances, tiled splashback, wall mounted boiler.

## First Floor Landing

## Bedroom One



12' 1" x 11' 0" (3.68m x 3.35m) Double glazed window to front, radiator, large fitted wardrobes, door to storage cupboard.

# Property Details.

## Bedroom Two



11' 3" x 8' 4" (3.43m x 2.54m) Double glazed window to side, radiator.

## Bathroom



Obscure double glazed window to rear, heated towel rail, WC, hand wash basin with vanity unit underneath, panelled bath with shower over, tiled walls.

## Rear Garden



The rear garden commences with a patio area with the remainder of the garden laid with artificial grass, raised decking with a fitted seating area, side access, outside tap, enclosed by panelled fencing.

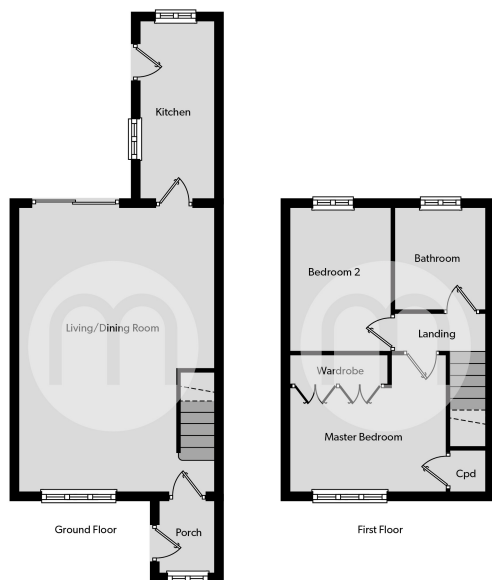
## Parking

There is a private driveway to the front of the dwelling.

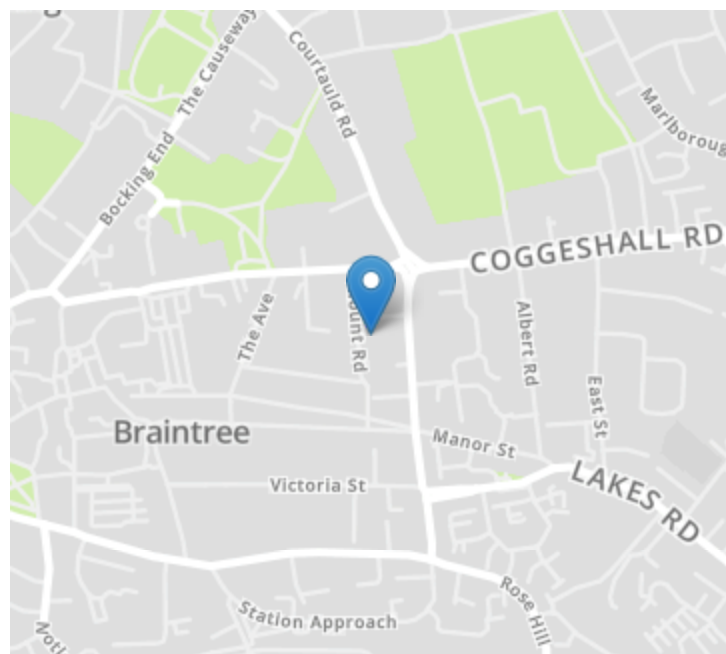


# Property Details.

## 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.