



- Two Bedroom House
- Semi Detached
- Generous Rear Garden
- UPVC Windows
- Two Reception Rooms
- Central Position
- Potential To Extend (STPP)
- Well Presented Throughout

38 College Road, Braintree, Essex. CM7 2NY.

Conveniently positioned within easy reach of both the Braintree town centre and the railway station, is this quintessentially British two-bedroom semi-detached Victorian property. Occupying an excellent plot with potential for a double-story extension (STPP), we feel this period home would make an ideal purchase for both first-time buyers and buy-to-let investors alike. The internal accommodation comprises an entrance porch, a 26' lounge/diner featuring both a bay window and a fireplace, a separate kitchen that provides access to the rear garden, two generous double bedrooms, and a first floor family bathroom. As previously mentioned, this ideal starter home features a generous rear garden, and a driveway to the front of the dwelling that provides off road parking for 2/3 vehicles.



Property Details.

Entrance Porch

Lounge/Diner



25' 9" x 12' 4" (7.85m x 3.76m)

Kitchen



12' 4" x 7' 10" (3.76m x 2.39m)

First Floor Landing

Bedroom One



12' 4" x 11' 8" (3.76m x 3.56m)

Bedroom Two



11' 8" x 7' 8" (3.56m x 2.34m)

Property Details.

Bathroom



Rear Garden



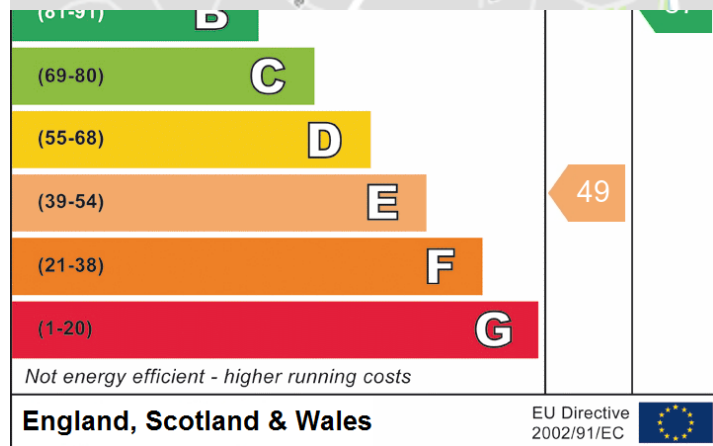
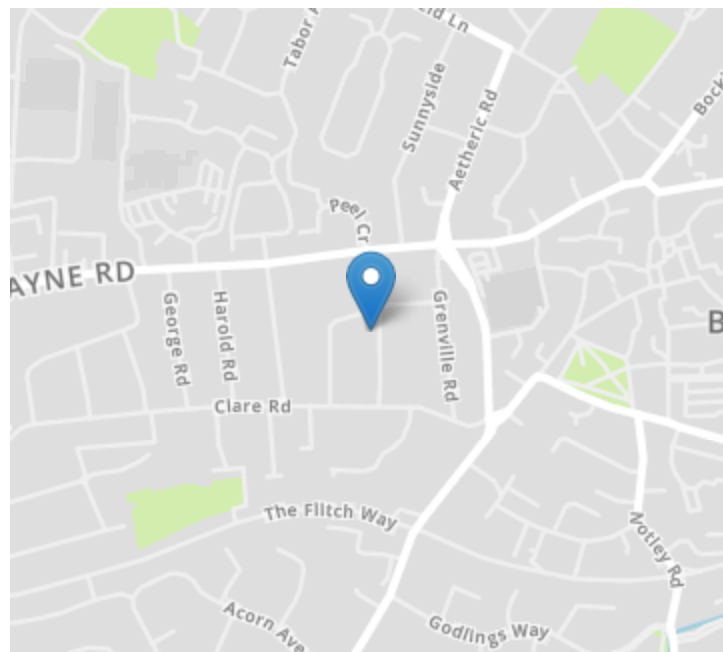
Parking

Property Details.

Floorplans



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.