

Guide Price £280,000 - £300,000

# £280,000



- Three Generous Bedrooms
- Landscaped Front And Rear Gardens
- Detached Single Garage
- Double Glazing Throughout
- Close To Local Shops And Bus Routes
- Semi Detached
- Potential To Improve & Update Throughout

# 5 Beech Avenue, Braintree, Essex. CM7 5UD.

Situated within short driving distance of both the Braintree town centre & the village of Bocking, is this deceptively spacious, three bedroom semi detached home. The ground floor accommodation comprises with an entrance hall, a spacious and bright lounge, kitchen, and a dining room. To the first floor, you will find three well-appointed bedrooms, bathroom and WC. Outside, this property is further enhanced by having an attractive, private rear garden, a detached single garage and a front garden with off road parking. With some decorative modernisation, this property would make a wonderful family home. Please call Michaels Property to book your internal inspection.





# Property Details.

#### **Ground Floor**

#### **Entrance Hall**

 $11'\,07"$  x  $6'\,10"$  (3.53m x 2.08m) Entrance door to front aspect, electric storage radiator, telephone point, stairs ascending to first floor.

#### Lounge





 $15'\,09"$  x  $10'\,00"$  (4.80m x 3.05m) Electric storage radiator, double glazed sliding patio doors to rear aspect, TV point, feature fireplace with brick storage surround.

#### **Dining Room**



 $11'04" \times 9'05"$  (3.45m x 2.87m) Electric storage radiator, double glazed window to rear aspect, telephone point.

#### Kitchen



10' 02" x 9' 04" (3.10m x 2.84m) Electric storage radiator, double glazed window to front aspect, door accessing side passageway to garden, matching wall and base units with rolled edge worksurfaces, inset sink with bowl and drainer, oven with electric hob, space and plumbing for washing machine, space for fridge/freezer.

#### First Floor

#### Landing

Double glazed window to front aspect, access to loft, access to all bedrooms, bathroom and WC.

#### **Bedroom One**



 $14'04" \times 11'07"$  (4.37m x 3.53m) Double glazed window to rear aspect, access to airing cupboard.

# Property Details.

#### **Bedroom Two**



 $13'\,05"$  x  $9'\,05"$  (4.09m x 2.87m) Electric storage radiator, double glazed window to rear aspect.

#### **Bedroom Three**



 $8'11" \times 8'07"$  (2.72m x 2.62m) Double glazed window to rear aspect.

### **Bathroom**



 $5'11" \times 5'05"$  (1.80m x 1.65m) Double glazed obscure window to side aspect, wash hand basin, panelled bath with shower attachment, part tiled walls.

#### WC



Double glazed obscure window to side aspect, Low level WC.

### **External**

#### Rear Garden



Access to garage via side door, commencing with a patio area, laid to lawn with mature shrub borders, outside light.

### Frontage and Garage

Off Road parking, laid to lawn, Single garage with Up & Over door, power and light connected, gate to rear garden.

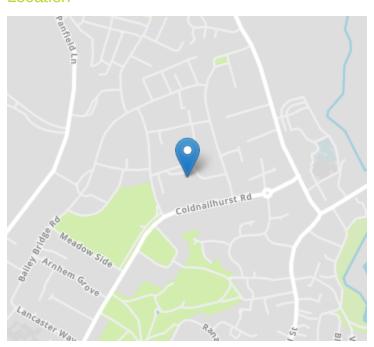
# Property Details.

## Floorplans



# Whilst every attempt has been made to ensure the accuracy of the flooplan contained here, measurements of doors, vertices, soom and key other terms are approximate and or responsibility as basen for any entry, antission or in the assembler. The learning is the fill asterily exposed only and should be lasted as southly any prospective parchaser. The services, systems and applications above have not been determined and no passenter as to feel reparablely or effectively can be given.

### 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.

