



- Three Bedroom Home
- Semi Detached
- Immaculately Presented Throughout
- Large Landscaped Rear Garden
- Cabin/Annexe
- Garage & Off Road Parking
- Gas Central Heating & Double Glazing Throughout

19 Bulrush Close, Braintree, Essex. CM7 1WA.

Forming part of this family orientated development, which is situated within short walking distance of both the Braintree Town Centre & the Train Station, is this immaculately presented three-bedroom semi-detached home. The current owner of this impressive property has recently replaced the kitchen and decorated throughout, offering a low maintenance family home for a variety of prospective purchasers. The internal accommodation comprises entrance hall, cloakroom, spacious lounge, and the refitted kitchen/diner. To the first floor, there are three well-appointed bedrooms, and a contemporary family bathroom. Outside, the property is further enhanced by sitting on an attractive & well-maintained plot, complete with a landscaped rear garden housing a large cabin with power connected, making this a perfect area to suit the occupiers needs. There is also a single garage and a driveway which provides off-road parking. New to the market, an early internal viewing is strongly advised.



Property Details.

Ground Floor

Entrance Hall

Smooth ceiling, stairs ascending to first floor, oak flooring.

Cloakroom

Smooth ceiling, double glazed obscure window to front aspect, radiator, low level WC, wash hand basin, part tiled walls, access to consumer unit, oak flooring.

Lounge



18' 00" x 11' 06" (5.49m x 3.51m) Smooth ceiling, double glazed windows to front and side aspects, wooden shutters, radiator, telephone point, TV point, access to under stairs storage cupboard, oak flooring.

Kitchen/Diner



18' 00" x 8' 11" (5.49m x 2.72m) Smooth ceiling, inset spotlights, double glazed window to rear aspect, French doors to rear aspect, patio barn-style door to side aspect, tiled flooring, part tiled walls, TV point, matching wall and base units with straight edged worksurfaces, inset sink with bowl and drainer, integrated oven with induction hob and extractor over, integrated fridge/freezer and washing machine.

First Floor

Landing

Smooth ceiling, access to loft, access to airing cupboard.

Bedroom One



Property Details.

11' 11" x 10' 11" (3.63m x 3.33m) Smooth ceiling, inset spotlights, double glazed window to front aspect, wooden shutters, radiator, TV point, built in wardrobes.

Bedroom Two



10' 10" x 9' 08" (3.30m x 2.95m) Smooth ceiling, inset spotlights, double glazed window to rear aspect, radiator, TV point, built in wardrobes.

Bedroom Three



10' 11" x 8' 01" (3.33m x 2.46m) Smooth ceiling, double glazed window to front aspect, wooden shutters, built in wardrobes.

Family Bathroom



6' 09" x 6' 01" (2.06m x 1.85m) Smooth ceiling, inset spotlights, double

glazed obscure window to rear aspect, heated towel rail radiator, low level WC, vanity wash hand basin, extractor fan, panelled bath with shower attachment, fully tiled walls, tiled flooring.

External

Rear Garden



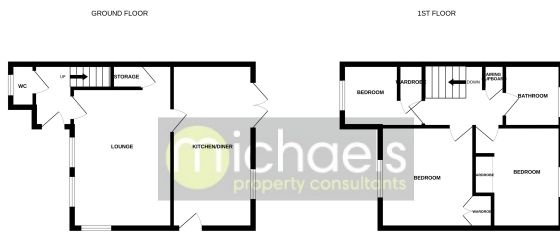
Completely landscaped, patio area to front and rear, laid to artificial grass, outside light, outside tap, wooden cabin with power connected to rear, access to garage, side gate accessing front of property.

Frontage

Access to garage with up and over door and power connected, off road parking in front of garage, laid to artificial lawn.

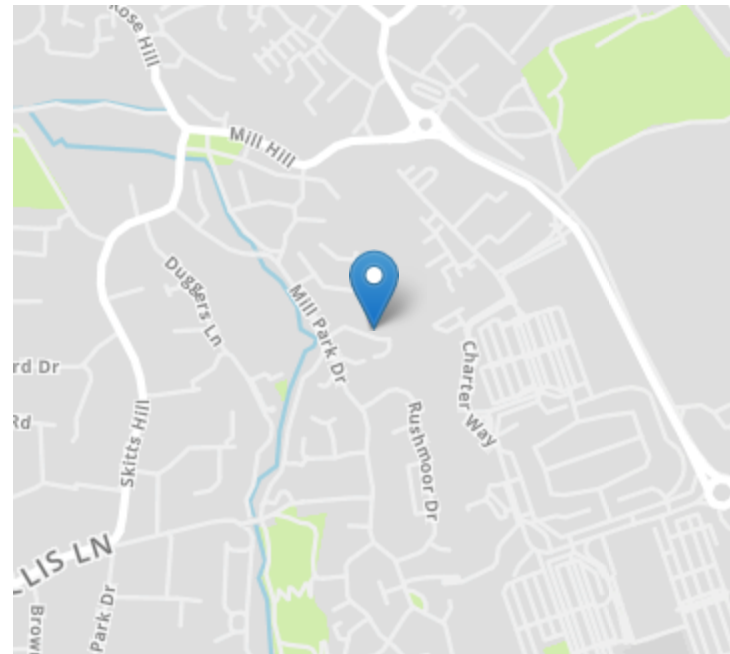
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, distances, areas and any other facts are approximate and not to be relied upon for any purpose other than a general guide only. The floorplan is not intended to be used as a contract and no liability is accepted by the agent for any error or omission. The floorplan is not intended to be used as a contract and no liability is accepted by the agent for any error or omission. The floorplan is not intended to be used as a contract and no liability is accepted by the agent for any error or omission.

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.