



- Two Bedroom Semi-Detached House
- Generous & Attractive Garden To Rear
- Off Road Parking
- Modern & Contemporary Finishes Throughout
- Light & Airy Lounge/Diner
- Double Glazed & Gas Central Heating
- Ideal Buy To Let Investment or First Time Purchase
- Potential To Extend (STPP)

### 3 Connaught Gardens, Braintree, Essex. CM7 9LY.

Michaels Property Consultants are pleased to present to the market this established and well presented two bedroom semi-detached house, favorably positioned within this sought-after development. New to the market and offered for sale in good decorative order, we feel this property lends itself well to both first-time buyers and buy-to-let investors alike. Internally, the accommodation comprises an entrance hall providing access to the first floor, a spacious lounge/diner with French doors out to the rear garden, a well-equipped kitchen, two generous double bedrooms, and the family shower room. Outside you will find an excellent-sized rear garden including a patio area and a recently built summer house/cabin to the rear. To the front of the dwelling, there is the added benefit of a driveway and access to the rear garden. An early internal viewing is strongly advised.



# Property Details.

## Ground Floor

### Entrance Hall

Radiator, stairs rising to first floor, laminate flooring, access to;

### Lounge/Diner



20' 07" x 8' 07" (6.27m x 2.62m) Radiator, double glazed window to front aspect, French doors to rear aspect accessing garden, laminate flooring.

## Kitchen



8' 06" x 6' 08" (2.59m x 2.03m) Smooth ceiling, double glazed window to rear aspect, patio door to rear aspect accessing garden, matching wall and base units with rolled edge worksurfaces, inset sink with bowl and drainer, part tiled walls, laminate flooring, integrated oven with electric hob and extractor over, space and plumbing for washing machine, space for fridge freezer, access to pantry cupboard.

## First Floor

### Landing

Access to both bedrooms and shower room, access to loft.

### Bedroom One



12' 08" x 10' 00" (3.86m x 3.05m) Radiator, double glazed window to front aspect, TV point, built in storage cupboard, built in wardrobe.

# Property Details.

## Bedroom Two



10' 00" x 9' 01" (3.05m x 2.77m) Radiator, double glazed window to rear aspect.

## Shower Room



6' 05" x 5' 07" (1.96m x 1.70m) Radiator, double glazed obscure window to rear aspect, low level WC, vanity wash hand basin, walk in shower cubicle, part tiled walls, laminate flooring.

## Outside

### Rear Garden



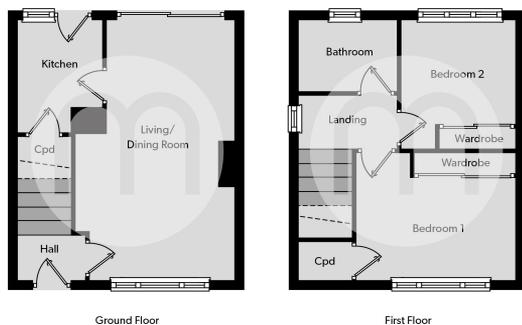
Commencing with a patio and shingle area, majority laid to lawn, summerhouse/cabin to rear of garden to remain, outside light, access to front of property via side gate.

### Frontage

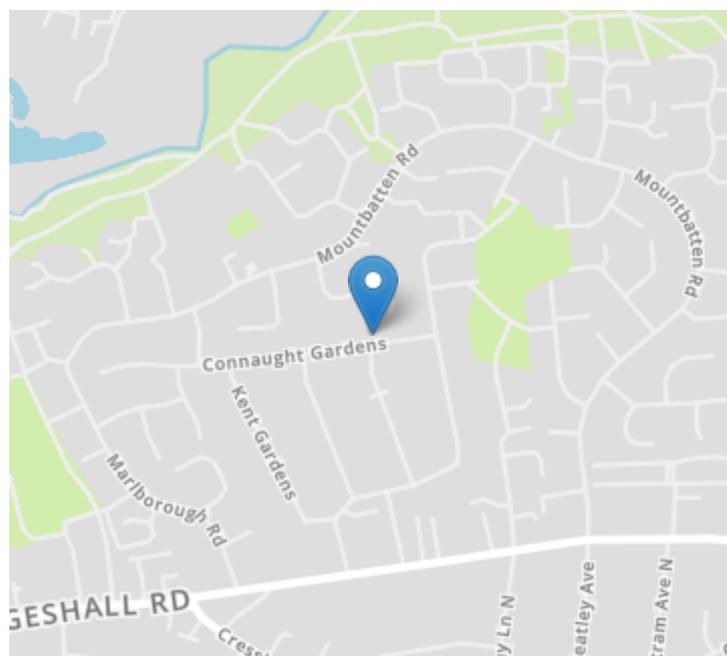
Off road parking for one vehicle, access to garden via side gate.

# 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.