



- Three bedroom end terraced house
- Easy access to A120
- Two reception rooms
- Ample off road parking
- Refitted shower room
- Modern kitchen
- Large rear garden

22 Bartram Avenue, Braintree, Essex. CM7 3RB.

Situated within easy reach of both the the A120 and Braintree's vibrant town centre, is this well appointed three bedroom end terraced house occupying a generous plot. Offered for sale in good decorative order, we feel this spacious property would make an ideal family home and we also feel it would work equally well as a buy to let investment. The internal accommodation consists of a living room with feature gas fire, dining room, utility, refitted kitchen, three sizeable bedrooms, and a contemporary shower room. Outside the property is further enhanced by having a large rear garden measuring in excess of 100ft, and driveway which provides off road parking for multiple vehicles.



Property Details.

Entrance Hall

UPVC door to front, radiator, stairs to first floor

Lounge



13' 7" x 11' 5" (4.14m x 3.48m) Double glazed window to front, radiator, telephone & television point, gas fire with ornate surround

Dining Room



13' 0" x 11' 4" (3.96m x 3.45m) Double glazed patio doors to rear, radiator, door to under stairs storage cupboard, door to utility (previously a cloakroom)

Utility

Double glazed window to side, wall & base units, worktop, space for appliances

Kitchen



8' 6" x 7' 1" (2.59m x 2.16m) Double glazed window to side, matching wall & base units, worktops, sink with inset drainer, part tiled walls, tiled floor, integrated oven, hob with extractor over, space for fridge / freezer, plumbing for washing machine

First Floor Landing

Bedroom One



12' 0" x 10' 7" (3.66m x 3.23m) Double glazed window to front, radiator, television point

Property Details.

Bedroom Two

11' 1" x 10' 7" (3.38m x 3.23m) Double glazed window to rear, radiator, loft access, television point

Bedroom Three



9' 0" x 5' 9" MAX (2.74m x 1.75m) Double glazed window to front, radiator, television point

Shower Room

Double glazed opaque window to rear, low level W/C, hand wash basin with vanity unit underneath, double walk-in shower glass screen, tiled walls, vinyl floor

Rear Garden



Mainly laid to lawn, patio area, enclosed by panelled fencing, mature shrubs, outside tap, side access via wooden gate

Frontage & Parking

Off road parking for up to four vehicles, side access

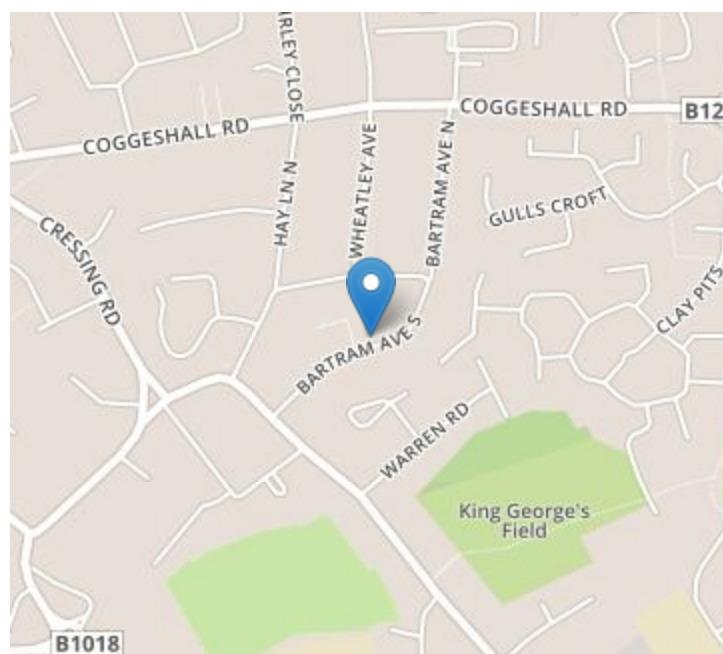
Property Details.

Floorplans

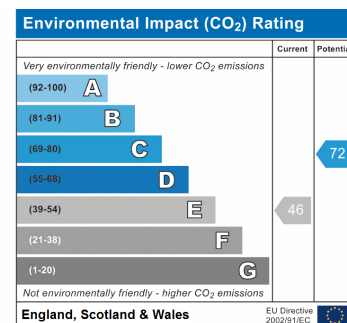
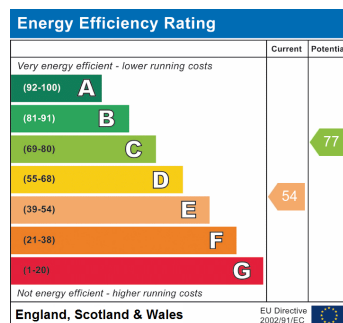


This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

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.