

13 The Kentings, Braintree, Essex. CM7 1JH.

£325,000 Freehold



A spacious 3 Bedroom Semi-detached House just off London Road within minutes walk of the High St and Railway Station. The 2 Reception Rooms offer flexible living accommodation along with a kitchen/breakfast room. Parking for at least 2 cars immediately to the front. An early appointment is recommended.

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OnTheMarket



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LOCATION

GROUND FLOOR

The property with warm air gas fired heating and double glazing comprises approximately :

SIDE PORCH

Doors to front and rear. Entrance Door.

HALLWAY

Window to rear. Leading to landing.

LIVING ROOM

16' x 10'6"

Window to front.

DINING ROOM

16'8" x 7'10"

Window to front.

KITCHEN/BREAKFAST ROOM

12'6" x 10'6"

Matching base and eye level units. Door to Sun Room.

SUN ROOM/REAR LOBBY

Windows and door to rear garden.

First Floor

LANDING

BEDROOM 1

14'6" x 10'6"

Window to front.

BEDROOM 2

12'6" x 12'3"

Window to rear

BEDROOM 3

8'7" x 8'1"

Window to front.

BATHROOM

Panelled bath with screen and shower. Wash hand basin set to vanity unit. Extensive tiling.

SEPARATE W.C.

Low level flush suite.

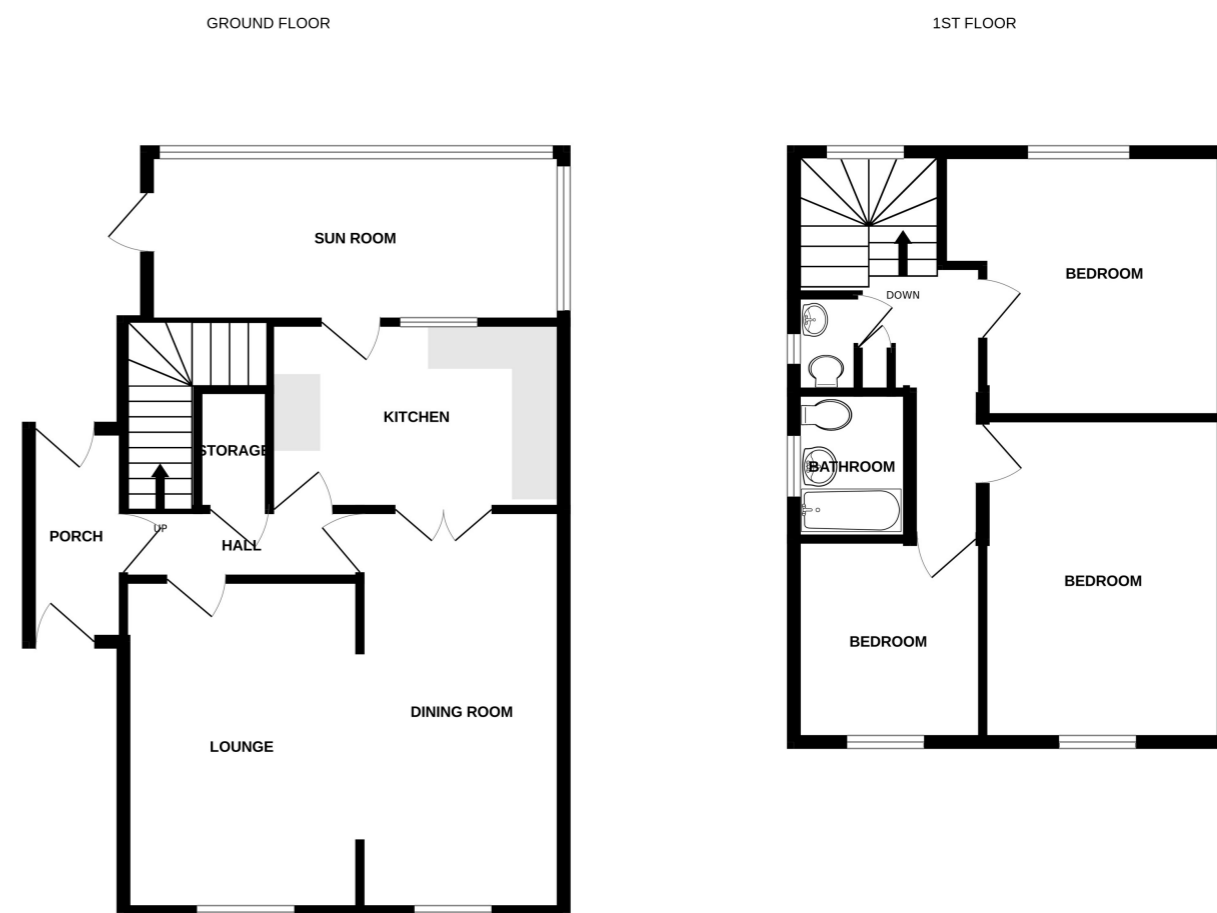
Outside

TO THE FRONT

Large driveway with ample parking for two cars.

TO THE REAR

Decking area leading to rear landscaped garden. Summer house. Unoverlooked from the rear



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AGENTS NOTE NO ELECTRICAL OR MECHANICAL ITEMS AT THE PROPERTY HAVE BEEN TESTED AND INTENDING PURCHASERS MUST SATISFY THEMSELVES AS TO THEIR CONDITION AND SERVICEABILITY. **TO VIEW:** BY PRIOR TELEPHONE APPOINTMENT THROUGH THE VENDORS AGENTS ROLAND JAMES 01376 327123. OPEN WEEKDAYS 9 A.M. UNTIL LATE, SATURDAY 9 A.M. TO 5 P.M.