



- Three bedroom house
- Semi detached
- Planning per
- Beautifully presented throughout
- Garage & ample off road parking
- Popular village location
- New kitchen & bathroom
- Landscaped rear garden
- Combination boiler
- UPVC windows & log burner

17 Dorewards Avenue, Braintree, Essex. CM7 5LT.

GUIDE PRICE £300,000-£320,000 Forming part of the frequently requested village of Bocking, which is conveniently positioned within easy reach of the Braintree town centre, is this beautifully presented three bedroom semi-detached house. The property also has planning permission granted (19/00776/HH) for a double-storey extension, offering the next owner further development opportunities for the future. Offered for sale in excellent order both internally & externally, we feel the property would make an ideal family home for a purchaser wanting moving straight in without having to make any improvements. The internal accommodation comprises entrance hall, spacious lounge/diner, refitted high gloss kitchen, three well-appointed bedrooms, and of course the family bathroom. Outside, the property is further enhanced by having a recently landscaped rear garden, a recently rebuilt garage, and driveway that provides off road parking for 3/4 vehicles.



Property Details.

Entrance Hall

Part glazed entry door to front, stairs to upstairs accommodation, understairs storage, radiator, doors leading to;

Lounge/Diner



21' 5" x 11' 6" (6.53m x 3.51m) Double glazed window to front, double glazed patio door to rear, radiator, feature fireplace with log burner

Kitchen



8' 11" x 8' 9" (2.72m x 2.67m) Double glazed window to rear, door to side, understairs storage, range of eye plus base level units with worktop over and complementary splashback, drainer sink with mixer tap over, built-in oven, hob and extractor fan over, fridge/freezer, space for further white goods

First Floor Landing

Double glazed window to side, loft access, doors leading to;

Bedroom One



12' 3" x 10' 8" (3.73m x 3.25m) Double glazed window to front, built-in wardrobe, radiator

Property Details.

Bedroom Two



Double glazed window to rear, built-in wardrobe, radiator

Bedroom Three



Double glazed window to front, cupboard over the stairs, radiator

Bathroom



Obscure double glazed window to rear, low-level WC, pedestal wash hand basin, panel bath with bi-folding shower screen and shower over, fully tiled walls, tiled flooring

Rear Garden



Commences with patio area, laid to lawn, and further patio area to rear with side access to the house and garage.

Garage

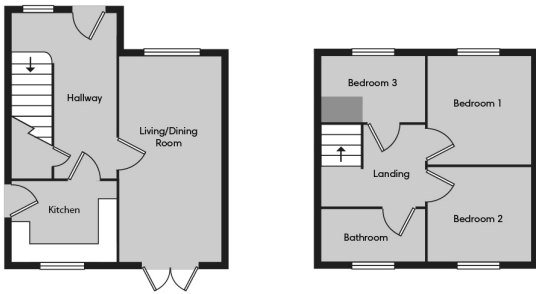
Up & over door, power & lighting

Frontage & Parking

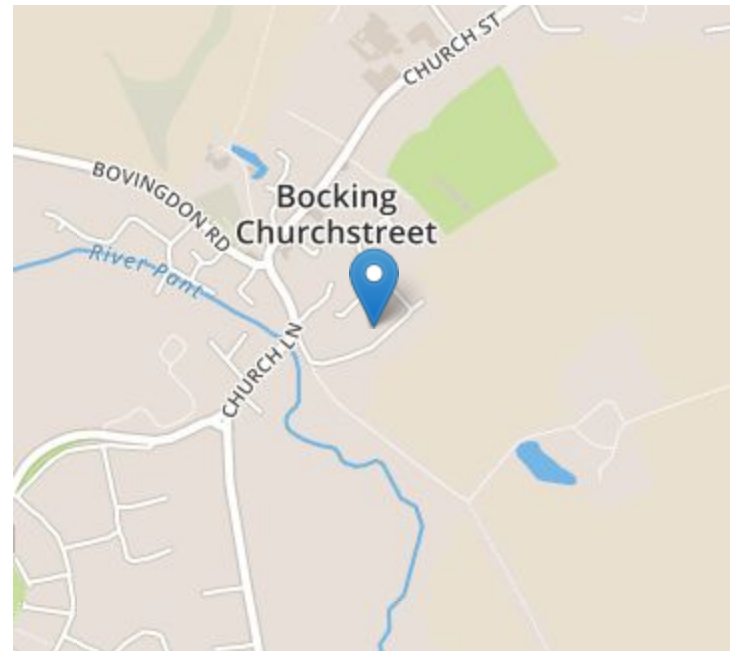
There is a well maintained lawned area to the front of the property, driveway which provides off road parking for 3/4 vehicles

Property Details.

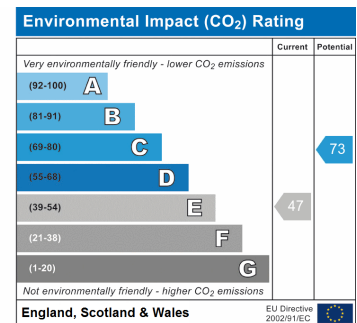
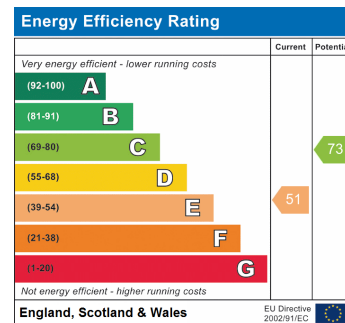
Floorplans



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.