



- Three bedroom terraced house
- Short walk to the train station
- Period features
- Two reception rooms
- New to the market
- Well maintained garden with outbuilding
- UPVC windows
- Gas central heating

37 Mount Road, Braintree, Essex. CM7 3JA.

Situated within easy reach of both the Braintree town centre and the train station, is this well presented and deceptively spacious three bedroom terraced house. New to the market, the property boasts many of its original period features along with a homely feel throughout, offering an ideal purchase for both buy to let investors and first-time buyers alike. This charming cottage features an entrance porch, a well-appointed lounge, a separate dining room, kitchen, the family bathroom, and three good sized bedrooms. Outside, there is a well maintained rear garden that houses an outbuilding with power connected making this the ideal space for a home office, or likewise a space to enjoy in the warmer months.



Property Details.

Entrance Porch

Part glazed entry door to front, door to accommodation;

Lounge



11' 1" x 11' 2" (3.38m x 3.40m) Double glazed window to front, radiator, television & telephone point, door to;

Dining Room



14' 5" x 11' 1" (4.39m x 3.38m) Double glazed window to rear, radiator, under stairs storage cupboard, stairs rising to the first floor.

Kitchen



8' 5" x 7' 2" (2.57m x 2.18m) Double glazed window to side, radiator, matching wall & base units with worktops over, inset sink with side drainer unit, integrated oven & hob with extractor over, tiled splashback, space for appliances.

Lobby

Double glazed door to the side that provides access to the rear garden.

Bathroom



Opaque double glazed window to rear, radiator, WC, hand wash basin, panelled bath with shower over, tiled walls.

First Floor Landing

Property Details.

Bedroom One



11' 2" x 10' 9" (3.40m x 3.28m) Double glazed window to front, radiator, cast iron fireplace with ornate surround, built-in wardrobe.

Bedroom Two



11' 3" x 11' 1" (3.43m x 3.38m) Double glazed window to rear, radiator, cast iron fireplace with ornate surround, fitted wardrobes.

Bedroom Three



9' 1" x 6' 3" (2.77m x 1.91m) Double glazed skylight to rear, radiator, fitted cupboard housing the boiler.

Rear Garden



Commences with a paved patio area with the remainder laid with artificial lawn, enclosed by panelled fencing, side access via a wooden gate, outside tap & lighting, leading to the summerhouse.

Summerhouse/Outbuilding



Timber constructed outbuilding with power & lighting connected. (this room could be used as a home office or to run a small business)

Parking

There is a resident permit parking available.

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.