



- Three Bedroom Home
- EPC Rating C
- Generous Kitchen/Diner
- Front & Rear Gardens
- Overlooking Greensward
- Conservatory
- Ground Floor WC
- Gas Central Heating & UPVC Windows

## 2 Scott Close, Braintree, Essex. CM7 1BL

Occupying a favorable position overlooking a well-kept Greensward is this deceptively spacious three-bedroom terraced house conveniently situated within easy reach of local schooling, the Braintree Designer Village, and a vast array of other amenities. offered for sale in good decorative order throughout, we feel this larger than average property lends itself well to both first time buyers & buy to let investors alike. The internal accommodation comprises an entrance hall that provides access to the first floor, a cloakroom/WC, a generous 18' kitchen/diner, a lounge, a UPVC-constructed conservatory, three well-appointed bedrooms, and a family bathroom.



# Property Details.

## Entrance Hall

## Kitchen/Diner



18' 3" x 8' 7" (5.56m x 2.62m)

## Conservatory



13' " x 8' 3" (NaNm x 2.51m)

## Lounge



14' 1" x 11' 1" (4.29m x 3.38m)

## First Floor Landing

## Bedroom One



14' 8" x 10' 7" (4.47m x 3.23m)

## Inner Lobby

## WC



## Bedroom Two



11' 8" x 8' 9" (3.56m x 2.67m)

# Property Details.

## Bedroom Three

11' 5" x 7' 0" (3.48m x 2.13m)

## Bathroom

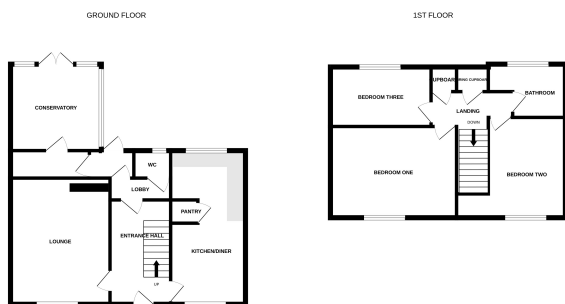


## Rear Garden



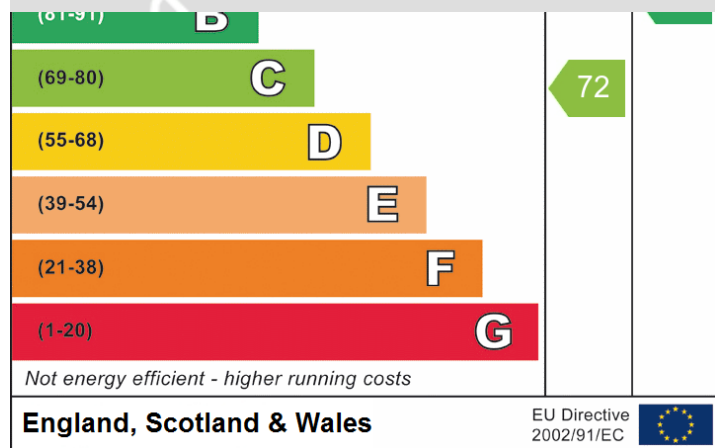
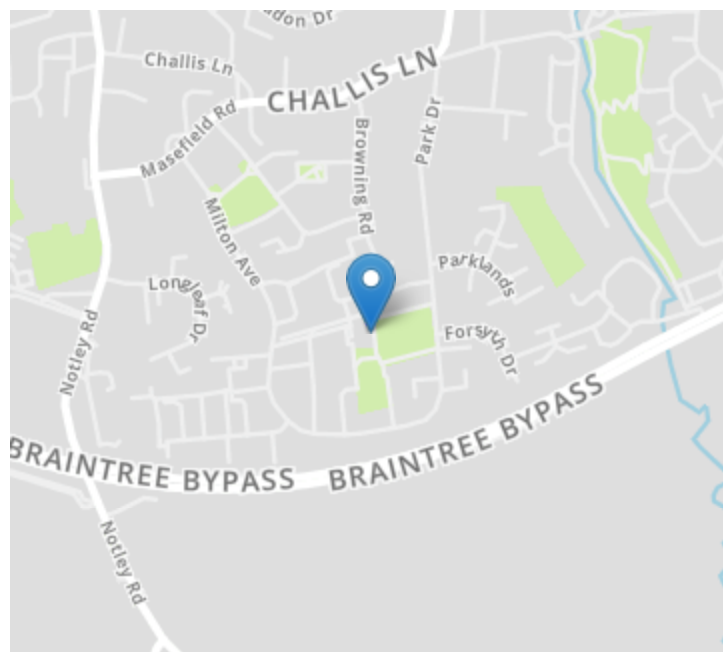
# Property Details.

## Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of space, volume, areas and the plan form are approximate and do not necessarily conform to any particular plan or measurement. The plans are for general guidance only and should not be used as a basis for any purchase. The services, systems and appliances shown may not have been tested and are provided as a guide only. Measurements are to the centre of the walls.

## Location



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.