



- Three bedroom end terrace
- Well presented
- Popular development
- Spacious living accommodation
- Refitted kitchen
- Integral garage
- modern bathroom
- Well appointed bedrooms

7 Drake Gardens, Braintree, Essex. CM7 9TB.

** Guide Price £255,000 - £275,000 **

Forming part of a popular family orientated development which is situated within easy reach of the town centre, is this well presented and deceptively spacious three bedroom end terraced house. The property is offered for sale in good decorative order and it has been maintained to an excellent standard by the current owners, making this an ideal family home. The internal accommodation comprises of a spacious sitting room, separate dining area, a refitted kitchen, three well appointed bedrooms and a family bathroom. Outside, the property is further enhanced by having a well maintained rear garden, an integral garage and block paved driveway providing off road parking for multiple vehicles. An internal inspection is strongly advised, to avoid much disappointment.....



Property Details.

Entrance Porch

Double glazed door to front, textured ceiling, double glazed window to side, access to accommodation;

Dining Room



12' 2" x 10' 2" (3.71m x 3.10m) Textured ceiling, carpet, radiator, double glazed window to front, door to storage cupboard

Lounge



16' 9" x 11' 0" (5.11m x 3.35m) Textured ceiling, carpet, radiator, telephone point, television point, stairs to first floor, double glazed sliding doors to rear

Kitchen



10' 6" x 7' 0" (3.20m x 2.13m) Smooth ceiling, tiled floor, double glazed door to rear, matching wall & base units, roll edge worktops, sink with inset drainer, space for range cooker, plumbing for washing machine & dishwasher, space for fridge/freezer, splash back

First Floor Landing

Textured ceiling, carpet, loft access

Bedroom One



12' 6" x 11' 0" (3.81m x 3.35m) Smooth ceiling, carpet, radiator, double glazed window to front, television point, telephone point

Property Details.

Bedroom Two



10' 8" x 10' 8" (3.25m x 3.25m) Textured ceiling, carpet, radiator, double glazed window to rear

Bedroom Three



9' 9" x 7' 3" (2.97m x 2.21m) Textured ceiling, carpet, radiator, double glazed window to front, door to airing cupboard

Bathroom



Textured ceiling, tiled floor, opaque double glazed window to rear, hand wash basin, panelled bath with shower attachment, fully tiled walls

Cloakroom

Textured ceiling, opaque double glazed window to rear, low level W/C

Rear Garden

Mainly laid to lawn, patio area, enclosed by panelled fencing, outside tap, side access via a gate;

Garage & Parking



Block paved driveway leading to integral garage (up and over door with power & lighting)

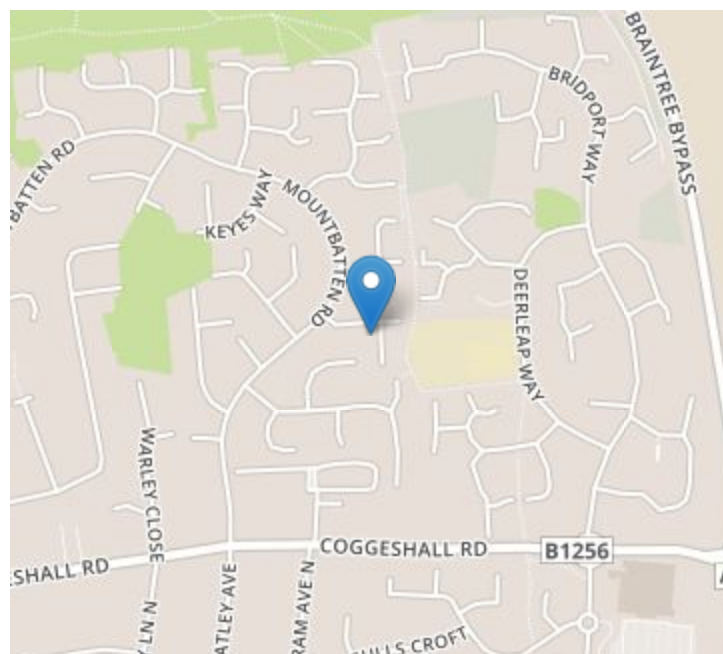
Property Details.

Floorplans

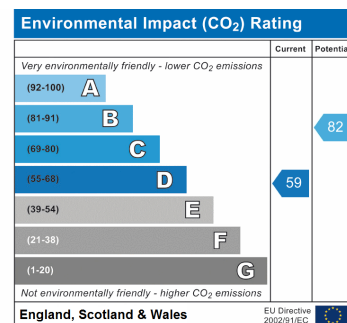
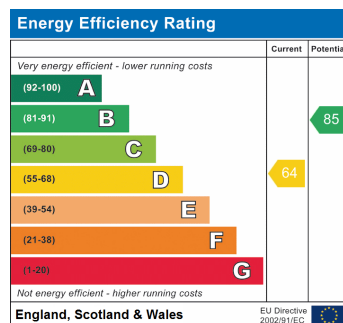


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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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.