



- Two bedroom terraced house
- Off road parking
- Two reception rooms
- Short walk to town & station
- Gas central heating
- Period features
- High gloss kitchen with induction cooker
- UPVC windows

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

Guide Price £210,000- £220,000

Situated within easy reach of both the Braintree Town Centre & the Railway Station on a no through road, is this deceptively spacious two DOUBLE bedroom terraced house. This period property offers spacious living accommodation spread across two light & airy reception rooms, offering an ideal purchase for both first-time buyers & buy to let investor alike. The internal accommodation comprises lounge, dining room with French doors to the rear garden, high gloss kitchen with induction cooker, bathroom, and two double bedrooms. This charming cottage is further enhanced by having an attractive and well maintained rear garden, and a driveway that provides off road parking for one vehicle. New to the market, an early internal viewing is strongly advised.....



Property Details.

Lounge



11' 0" x 13' 2" (3.35m x 4.01m) Part glazed entry door to front, radiator, solid wood flooring, fireplace, double glazed window to front

Dining Room



10' 4" x 10' 9" (3.15m x 3.28m) Double glazed French doors to rear, radiator, solid wood flooring, radiator, door to storage cupboard, stairs rising to the first floor

Kitchen



10' 8" x 7' 1" (3.25m x 2.16m) Double glazed window to side, tiled floor, matching wall & base units, roll edge worktops, tiled splashback, integrated oven, induction hob with extractor over, space for appliances

Bathroom



Opaque double glazed window to rear, low-level W/C, wash hand basin, paneled bath with shower over, tiled walls, tiled floor

First Floor Landing

Property Details.

Bedroom One



13' 3" x 11' 0" (4.04m x 3.35m) Double glazed window to front, radiator, carpeted flooring

Bedroom Two



10' 2" x 11' 0" (3.10m x 3.35m) Double glazed window to rear, radiator, door to storage cupboard, carpeted flooring

Rear Garden



Mainly laid to lawn, block paved patio area, enclosed by paneled fencing, side access via wooden gate, outside tap

Parking

There is a private driveway to the front of the property with a dropped kerb

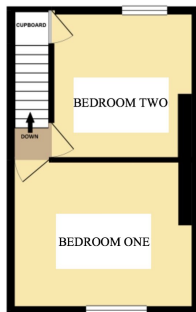
Property Details.

Floorplans

GROUND FLOOR 37.74 sq. m.
(406.20 sq. ft.)

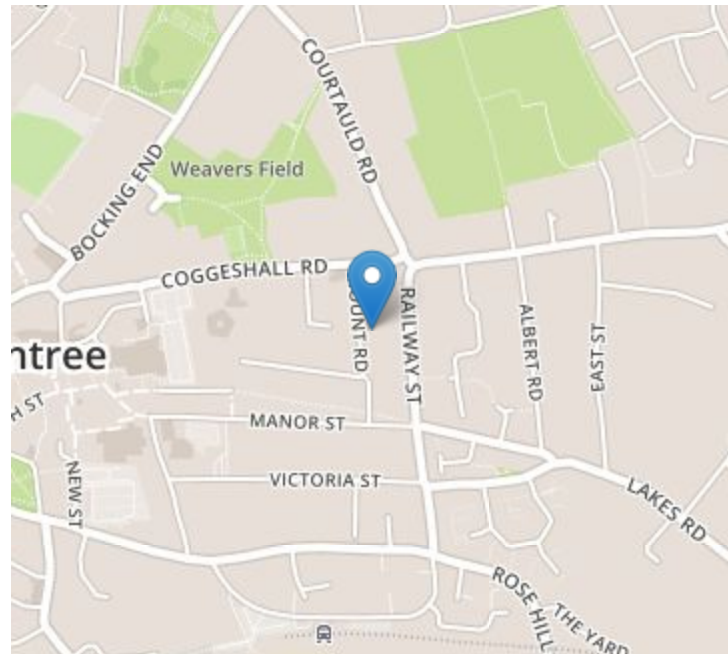


1ST FLOOR 27.39 sq. m.
(294.79 sq. ft.)

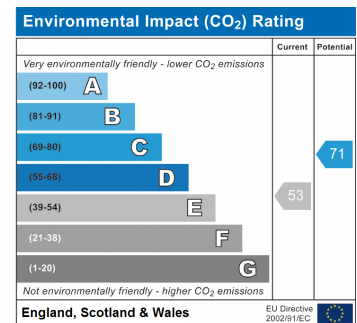
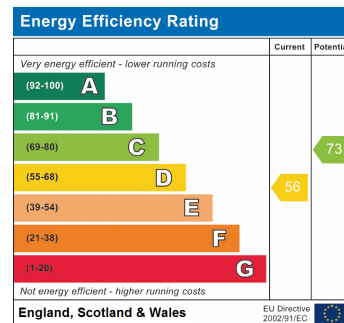


TOTAL FLOOR AREA: 65.12 sq. m. (700.99 sq. ft.) approx.
These energy ratings are based on the assumed standard specifications for the property. The Energy Performance Certificate (EPC) is a legal requirement for all properties in the UK. It provides information on the energy efficiency of a property and the potential for energy saving. The EPC is valid for 10 years. The energy rating is based on the assumed standard specifications for the property. The energy rating is based on the assumed standard specifications for the property. The energy rating is based on the assumed standard specifications for the property.

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.