



- Popular Location
- Three Bedrooms
- Conservatory
- Kitchen/diner
- Garage
- Driveway
- Gas Heating
- Double Glazing

## 20 Cumberland Close, Braintree, Essex. CM7 9NQ.

\*\* Guide Price £280,000 - £300,000 \*\*

Occupying a favourable position in a quiet Cul De Sac is this much improved and deceptively spacious three bedroom semi detached house. The property has recently undergone a programme of redecoration as well as new flooring throughout, meaning this is ready for a purchaser to move into right away. The internal accommodation consists of a spacious sitting room, separate kitchen/diner and a conservatory, three well appointed bedrooms and a contemporary family shower room. Outside, the property is further enhanced by having an attractive and well maintained garden to the rear, a front driveway providing off road parking for two vehicles leading to the detached garage. An early internal viewing is strongly advised.....





# Property Details.

## Groundfloor

### Hallway

Smooth and coved ceiling, Radiator, Part glazed door to front, Oak flooring

### Lounge



13' 10" x 14' 4" (4.22m x 4.37m)

Textured and coved ceiling, Radiator, Double glazed bow window to front, understairs storage cupboard, Oak flooring

### Kitchen / Diner



16' 2" x 9' 4" (4.93m x 2.84m)

smooth and coved ceiling to the kitchen area, radiator, double glazed patio doors to conservatory, window to rear, fitted with a range of wall and base units with work surfaces over, wall mounted boiler, double over 5 ring hob, Oak flooring

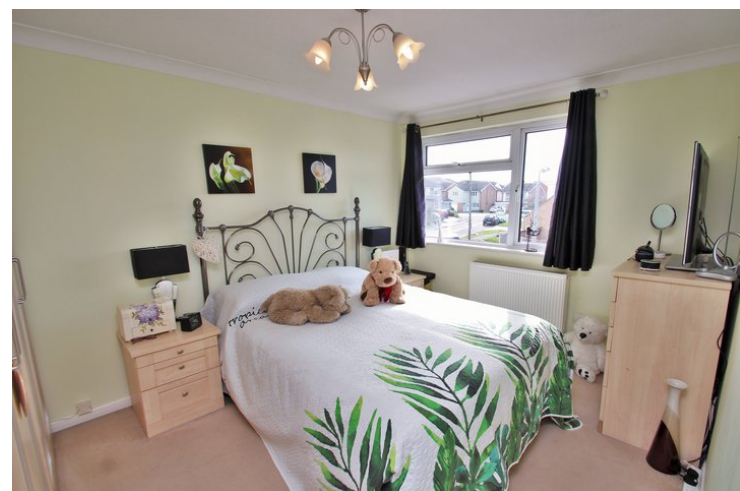
### Conservatory



8' 8" x 6' 8" (2.64m x 2.03m) sealed unit, wood laminate flooring, double glazed french doors to side

first floor

### Bedroom one



12' 8" x 9' 4" (3.86m x 2.84m)

# Property Details.

textured and coved ceiling, radiator, double glazed window to front

## Bedroom two



10' 0" x 10' 8" (3.05m x 3.25m)  
textured and coved, radiator, double glazed window to rear

## Bedroom three

9' 8" x 6' 5" (2.95m x 1.96m)  
textured coved ceiling, radiator, double glazed window to front, m cupboard

## Shower room

smooth ceiling, radiator, double glazed window to rear, low level WC, Vanity wash hand basin, shower cubicle, part tiled walls, extractor

outside

## Front

To the front of the property there is a driveway providing off road parking

with gates leading to garage which has an up and over door

## Rear



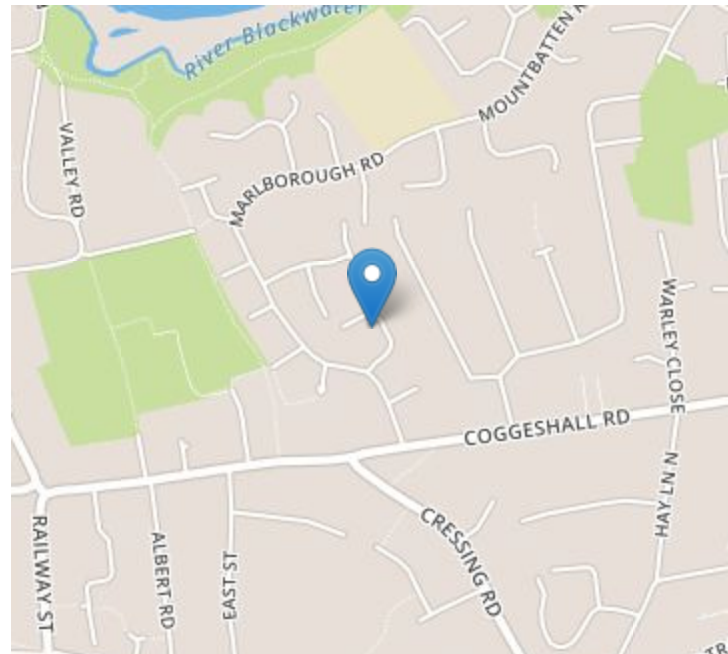
The rear garden commences with patio area step to lawn area with slower and shrub borders

# 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.