



- 3/4 bedroom terraced house
- Off road parking for 2 vehicles
- Well presented throughout
- Fairview development
- Gas central heating
- Three reception rooms
- New to the market
- Modern kitchen & bathroom

8 Exeter Close, Braintree, Essex. CM7 9UW.

Occupying a tranquil Cul De Sac location within the ever sought-after Fairview Development is this well-presented and deceptively spacious 3/4 DOUBLE bedroom terraced house. New to the market and offered for sale in good decorative order throughout, we feel the property would make an ideal purchase for both a young family or a buy to let investment. The spacious accommodation features an entrance hall, a large dining room, a study, a lounge that provides access to the first floor, a contemporary kitchen, three double bedrooms, and the family bathroom. Outside, this well-appointed family home is further enhanced by having a low-maintenance rear garden, and a driveway to the front of the property that provides off-road parking for two vehicles.



Property Details.

Entrance Hall

Part glazed entry door to front, door to;

Dining Room



20' 1" x 9' 7" (6.12m x 2.92m) Double glazed window to front, radiator, telephone point, opening & doors to;

Study / Bedroom Four



Double glazed window to front, radiator, door to storage cupboard.

Lounge



15' 7" x 10' 6" (4.75m x 3.20m) Double glazed sliding patio doors to rear, radiator, stairs rising to the first floor, television point.

Kitchen



10' 6" x 6' 7" (3.20m x 2.01m) Double glazed door to rear, matching wall & base units with worktops over, inset sink with side drainer unit, electric cooker point, space for American style fridge/freezer, tiled floor, space for appliances, tiled splashback.

First Floor Landing

Property Details.

Bedroom One



12' 2" x 10' 0" (3.71m x 3.05m) Double glazed window to front, radiator.

Bedroom Two



11' 3" x 10' 1" (3.43m x 3.07m) Double glazed window to rear, radiator.

Bedroom Three



9' 1" x 7' 6" (2.77m x 2.29m) Double glazed window to front, radiator.

Bathroom



Obscure window to rear, heated towel rail, WC, hand wash basin with vanity unit underneath, paneled bath with shower over, tiled walls, vinyl flooring.

Rear Garden



The rear garden commences with a decking area, remainder laid to lawn, enclosed by panelled fencing, outside tap, rear access via wooden gate, summer house to remain.

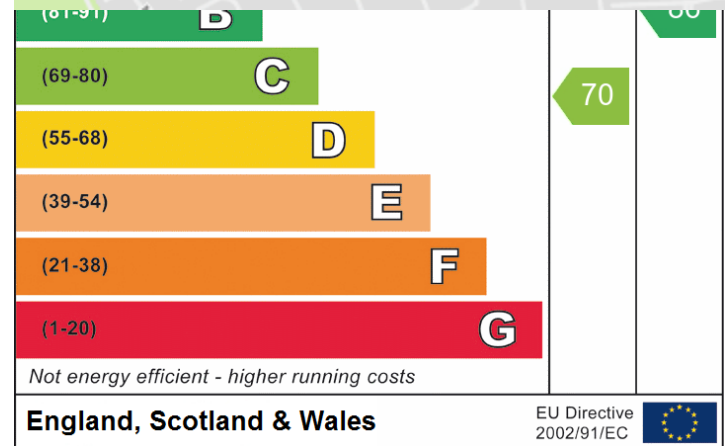
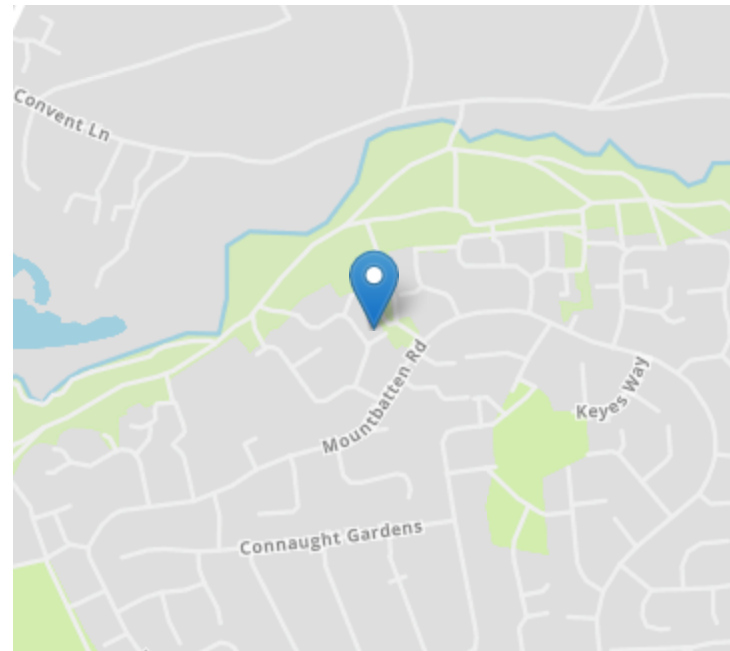
Parking

Off-road parking for two vehicles to the front of the property.

Property Details.

Floorplans

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.