



- 2/3 bedroom house
- Semi detached
- Central location
- New to the market
- Kitchen/Diner
- Generous rear garden
- Bay fronted
- UPVC windows & gas central heating

## 48 Grenville Road, Braintree, Essex. CM7 2PW.

\*\* Guide Price £270,000 - £280,000 \*\*

Favorably positioned just a stone's throw from the Braintree town centre and the railway station is this well-presented 2/3 bedroom semi-detached house. New to the market and offered for sale in good decorative order throughout, we feel this charming home would make an ideal purchase for both first time buyers & buy to let investors alike. The accommodation comprises a lounge with a feature bay window, a refitted kitchen/diner with plenty of room for a dining table, three well appointed bedrooms, and the family bathroom. Outside, this period home is further enhanced by having a generous rear garden, and residents on road parking. New to the market, early internal viewing is strongly advised.





# Property Details.

## Lounge



13' 9" x 10' 7" (4.19m x 3.23m) Part glazed entry door to front, double glazed bay window to front, radiator, wood effect laminate flooring, fireplace with ornate surround, television point.

## Kitchen/Diner



14' 3" x 11' 0" (4.34m x 3.35m) Double glazed window to rear, tiled floor, matching wall & base units with worktops over, inset sink with side drainer unit, electric cooker point with extractor hood over, space for appliances, stairs rising to the first floor accommodation;

## Inner Lobby

Tiled floor, Double glazed door to side that provides access to the rear garden.

## Bathroom

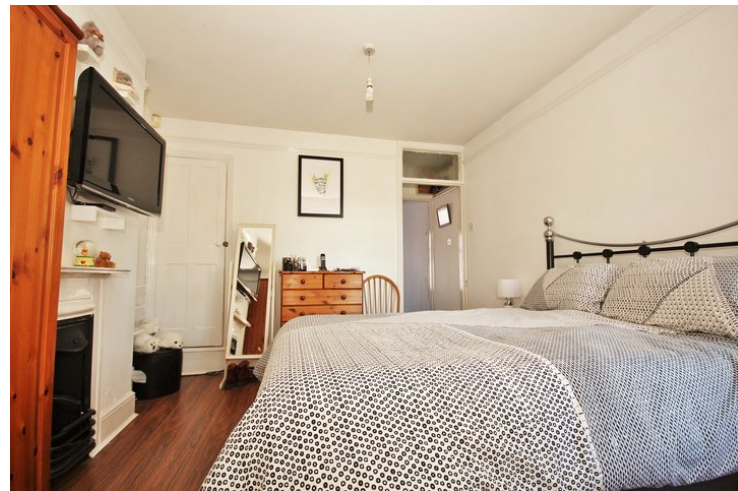


Obscure double glazed window to side, tiled floor, radiator, WC, pedestal hand wash basin, panelled bath with shower over, tiled walls & floor.

## First Floor Landing

Loft access, doors to;

## Bedroom One



11' 3" x 10' 8" (3.43m x 3.25m) Double glazed window to rear, radiator, cast iron fireplace, built-in wardrobe.

# Property Details.

## Bedroom Two



10' 7" x 11' 1" (3.23m x 3.38m) Double glazed window to front, radiator.

## Bedroom Three



12' 1" x 5' 9" (3.68m x 1.75m) Double glazed window to rear, radiator, door to airing cupboard.

## Rear Garden



The rear garden commences with a paved patio area with the remainder of the garden laid to lawn, side access via a wooden gate, outside tap & lighting, large shed/outbuilding to remain.

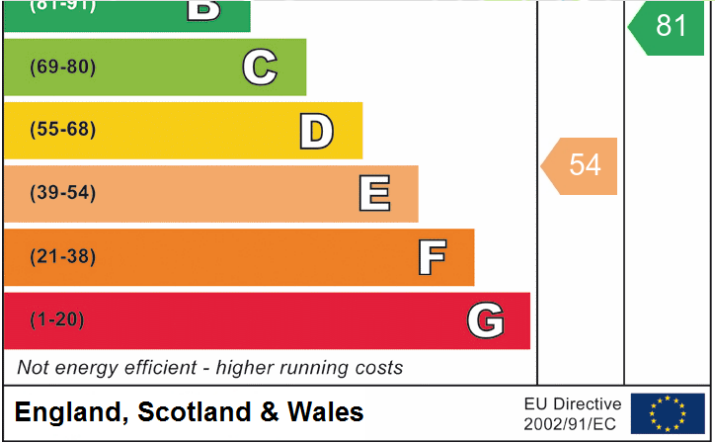
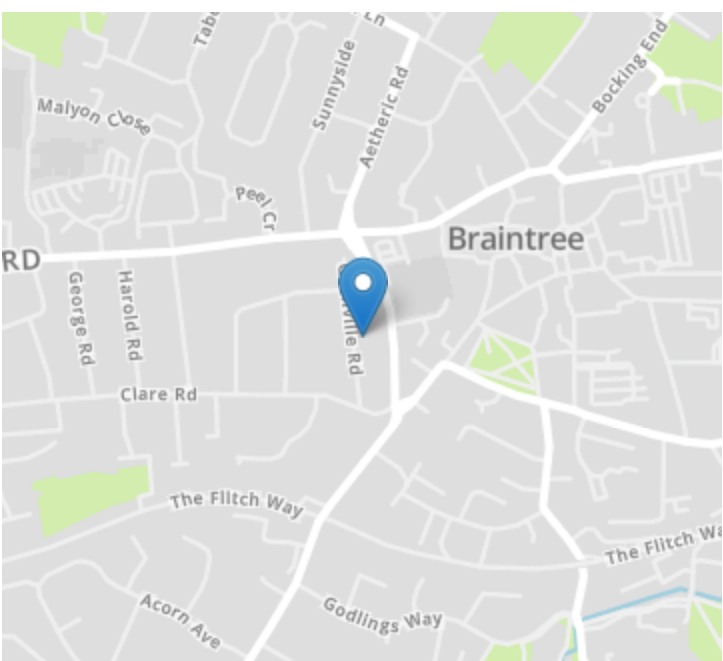
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, distances, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only. The purchaser is advised to verify the accuracy of the floorplans and measurements by their own means and to ensure that the floorplans and measurements are correct before entering into any contract.

## 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.

