



- Four Bedroom House
- Link Detached
- Extended
- In Need Of Modernisation
- Easy Access To The Town Centre
- No Onward Chain
- Off Road Parking
- Gas Central Heating & UPVC Windows

23 Rana Drive, Braintree, Essex. CM7 2TD.

Guide Price £350,000 - £375,000 OPEN HOUSE 1ST JULY BY APPOINTMENT ONLY***

A four-bedroom link detached house in need of some minor modernization/refurbishment, conveniently positioned within easy reach of both Braintree town centre and the Railway Station.



Property Details.

Entrance Hall

Part glazed entry door to front, radiator, stairs rising to the first floor, doors to;

W/C

Low level WC, hand wash basin, heated towel rail, part tiled walls, obscure double glazed window to front.

Lounge/Diner



21' 1" x 12' 4" (6.43m x 3.76m) Double glazed window to rear, TV and telephone point, gas fire with surround, radiator, French doors to rear, door to;

Kitchen



10' 1" x 11' 8" (3.07m x 3.56m) Double glazed window to front, radiator, matching wall & base units with worktops over, inset sink with side drainer unit, cooker point with extractor over, tiled splashback, space for appliances.

Dining Room



8' 1" x 8' 10" (2.46m x 2.69m) Radiator, opening to;

Conservatory

8' 1" x 5' 11" (2.46m x 1.80m) 8' 1" x 5' 11" (2.46m x 1.80m) Double glazed windows to multiple aspects, door to side.

Utility



8' 1" x 7' 5" (2.46m x 2.26m) Double glazed door & window to front.

First Floor Landing

Loft access, doors to;

Property Details.

Bedroom One



11' 8" x 11' 0" (3.56m x 3.35m) Double glazed window to front, TV point, fitted wardrobes, radiator.

Bedroom Two

12' 4" x 9' 8" (3.76m x 2.95m) Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three



16' 3" x 8' 3" (4.95m x 2.51m) Double glazed window to front and side, loft access, radiator.

Bedroom Four



8' 6" x 9' 1" (2.59m x 2.77m) Double glazed window to rear, telephone point, radiator.

Bathroom

Low-level WC, vanity hand wash basin, panelled bath, fully tiled walls, obscure double glazed window to side, extractor fan, textured and coved ceiling, heated towel rail.

Rear Garden



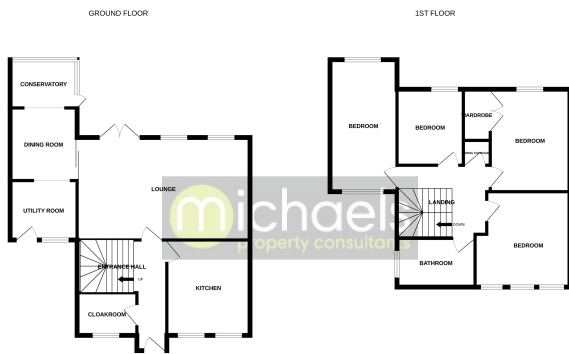
The rear garden commences with a paved patio area with the remainder of the garden laid to lawn, outside tap, side access.

Parking

There is a private driveway to the front of the property that provides off-road parking for two vehicles.

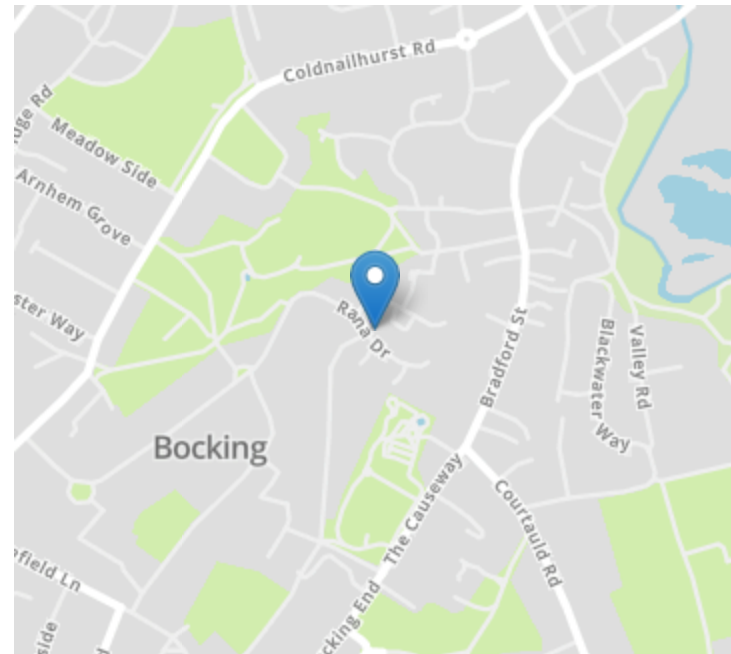
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Floorplans

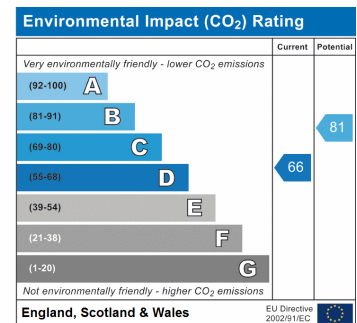
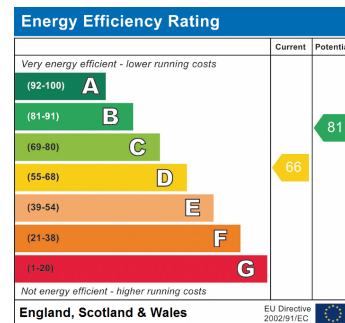


We have made every effort to ensure the accuracy of the floorplans contained here, measurements of rooms, lengths, areas and distances but we cannot accept any responsibility for any errors or omissions. The floorplans, measurements and distances are for information only and should not be relied upon 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.

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.