



- Three bedroom house
- Driveway & Off road parking
- Utility room
- Large summer house
- Easy access to the A120
- Sizeable rear garden
- Gas central heating & UPVC windows
- Bus routes into Braintree town

7 Hay Lane North, Braintree, Essex. CM7 3DX.

Situated within short driving distance of both the Braintree town center & the A120, offering links to Colchester, Stansted Airport, and M11 and also to Chelmsford via A131/A130. The property comes to the market in good decorative order, offering an ideal purchase with lots of potential for a range of prospective buyers. The internal accommodation comprises an entrance hall, a spacious lounge, kitchen/breakfast room, utility, three sizeable bedrooms, and the family bathroom. Outside, there is a well maintained rear garden with a large summer house, and a driveway to the front of the house offering off road parking for 3/4 vehicles.



Property Details.

Entrance Hall

Part glazed door to front, stairs rising to the first floor, door to accommodation;

Lounge



15' 5" x 11' 7" (4.70m x 3.53m) Double glazed window to front, radiator, television & telephone point, door to;

Kitchen



15' 10" x 7' 5" (4.83m x 2.26m) Double glazed window to the rear, radiator, matching wall & base units with roll edge worktops, cooker point, plumbing for appliances, tiled splashbacks, door to;

Utility



Double glazed window to rear, double glazed door to side, wall mounted boiler, matching wall & base units with worktops over, space for appliances.

First Floor Landing

Bedroom One



10' 11" x 7' 6" (3.33m x 2.29m) Double glazed window to rear, radiator.

Property Details.

Bedroom Two



11' 0" x 8' 3" (3.35m x 2.51m) Double glazed window to front, radiator.

Bedroom Three



8' 5" x 7' 4" (2.57m x 2.24m) Double glazed window to front, radiator.

Bathroom

Opaque double glazed window to rear, WC, hand wash basin with vanity unit underneath, panelled bath with shower over, tiled walls.

Rear Garden



Mainly laid to lawn, patio area, large summerhouse/outbuilding, side access, outside tap & lighting.

Driveway

There is a driveway to the front of the property that offers off-road parking for 3/4 vehicles.

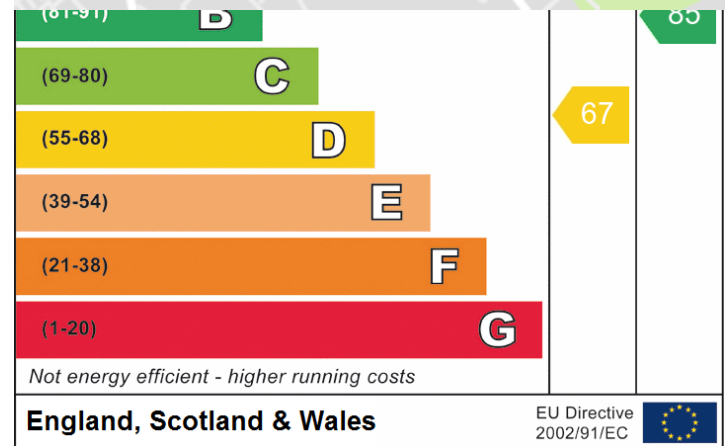
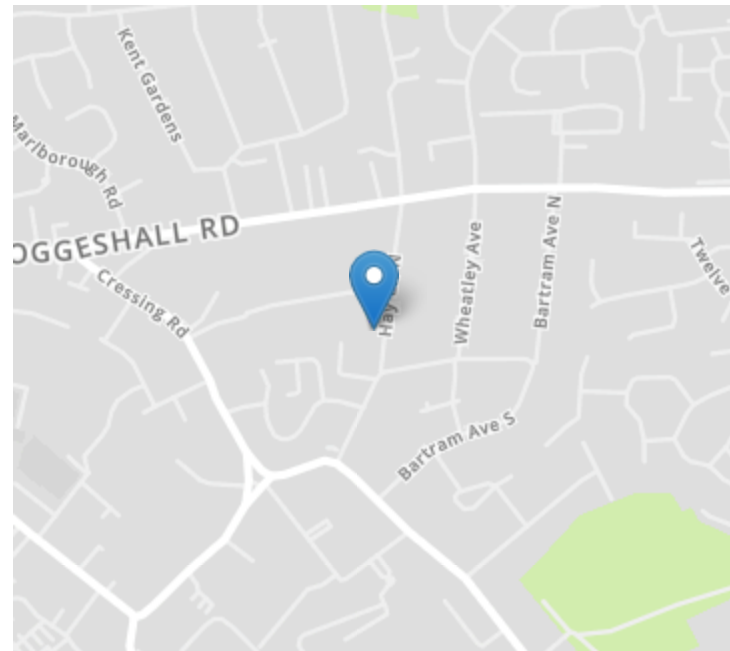
Property Details.

Floorplans



We warrant every attempt has been made to ensure the accuracy of the floorplans contained here. Measurements of all areas, however, taken from any one point are approximate and do not necessarily add up to the area of the whole. The plans are for illustrative purposes only and do not constitute an offer of any particular services. The accuracy of the plans and measurements shall be subject to the accuracy of the original survey. Plans may vary slightly from those shown.

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.