



- Three bedroom house
- Box bay fronted
- Semi detached
- Spacious accommodation throughout
- Kitchen/Diner
- Large rear garden
- An array of period features
- Short walk to town & station
- No onward chain

49 Grenville Road, Braintree, Essex. CM7 2PP.

Situated within easy reach of both the town centre and the train station, is this handsome three DOUBLE bedroom semi detached house, which offers an array of spacious accommodation throughout. Originally constructed in 1912, this box bay fronted period property is offered for sale with no onward chain, making this an ideal purchase for a buyer wanting to add their own stamp. The internal accommodation comprises; large entrance hall, spacious lounge/diner with feature bay window & fireplace, lobby, refitted kitchen/diner, three rather large double bedrooms, and of course the family bathroom.



Property Details.

Lounge



15' 7" x 11' 8" (4.75m x 3.56m) Entry door, bay window to front, radiator, feature fire with brick surround, though to:

Dining Room



10' 6" x 9' 11" (3.20m x 3.02m) Double glazed window to side, radiator, coved ceiling.

Inner Hallway

Radiator, stairs to the first floor, under stairs cupboard.

Rear Lobby

Double glazed door to side, radiator, built-in cupboard housing the boiler.

Kitchen



15' 11" MAX x 15' 7" (4.85m x 4.75m) Double glazed patio doors to rear, a range of wall and base units with roll edge work surface and a selection of draws, feature space in the centre for a range cooker, tiled splashbacks, an integrated dishwasher and washing machine, inset sink with mixer tap, window to side and front, space for appliances, cove ceiling stripped wooden floor.

First Floor Landing

Bedroom One



13' 5" x 12' 1" (4.09m x 3.68m) Double glazed window to front, radiator, a range of built-in wardrobes.

Property Details.

Bedroom Two



11' 3" x 10' 3" (3.43m x 3.12m) Double glazed window to rear, radiator, built-in cupboard.

Bedroom Three



10' 6" x 9' 11" (3.20m x 3.02m) Window to rear, coved ceiling, built-in cupboard, radiator.

Bathroom



Double glazed window side, pedestal wash hand basin, low-level WC, steps to inset bath with mixer tap with shower attachment, loft hatch.

Externally

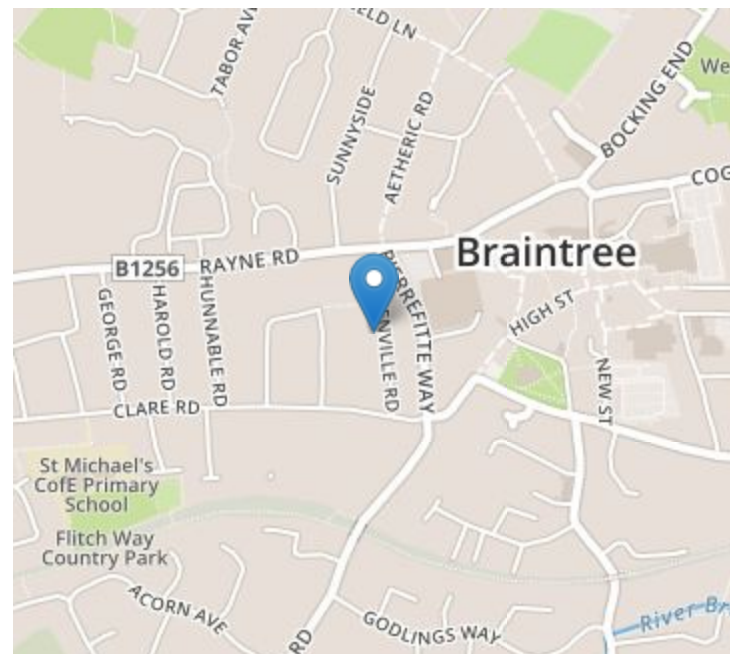


The rear garden is in excess of 125ft and comprises of a shingle area with a paved area, there is a wooden shed to remain and a number of shrubs, plants, and established trees, there is an outside tap and a side pathway leading to the front of the property.

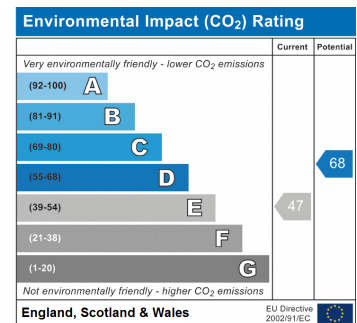
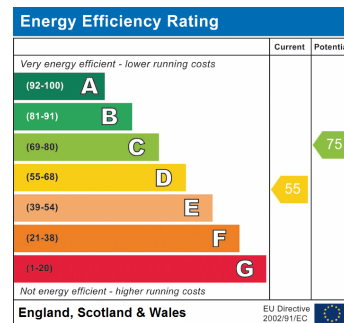
Property Details.

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.