



- Potential to Extend (stpp)
- Garage
- Off Road Parking
- Requires Modernisation
- Two Double Bedrooms
- Lounge / Diner
- Rear Garden
- No Onward Chain

**59 Boleyns Avenue, Braintree, Essex.  
CM7 5TX.**

## VIDEO TOUR AVAILABLE ## With the advantage of being offered to the market with no onward chain we are delighted to offer this two double bedroom semi detached house, the property requires some modernisation internally and offers great potential for someone to add their own stamp and extent (stpp) this would make a great first time purchase or project for any keen DIY'er, situated within walking distance of local shops and the town centre the location is great. An internal Viewing is highly recommended to appreciate all the potential this property has to offer....





# Property Details.

## Accommodation

### Entrance Hall

Textured ceiling, stair rising to first floor, under stairs storage cupboard, door to:

### Lounge/Diner

19' 7" x 11' 0" (5.97m x 3.35m)

Textured ceiling, feature fireplace, double glazed window to front, double glazed french doors to rear, storage heater door to:

### Kitchen

10' 11" x 7' 4" (3.33m x 2.24m)

Double glazed window to rear Fitted with a range of matching units with roll edge work surfaces over, inset sink unit, part tiled walls, built in broom cupboard, built in pantry space for appliances, door to:

### Rear lobby

pedestrian door the garage and doors to brick build sheds, this would make an ideal utility area.

### Landing

textured ceiling, loft hatch, double glazed window to side

### Bedroom One

14' 2" x 8' 8" (4.32m x 2.64m)

Double glazed window to front, Textured ceiling, build in cupboard

### Bedroom Two

10' 10" x 9' 7" (3.30m x 2.92m)

Double glazed window to rear, textured ceiling, built in cupboard

### Bathroom

Double glazed textured window to rear, Panelled enclosed bath, pedestal wash hand basin, low level WC, part tiles walls

### Front

To the front of the property there is a well maintained lawned area with flower and scrub borders, driveway providing off road parking for two vehicles leading to the garage which is fitted with an electric up and over door, we have been advised that the footings for the garage are substantial enough to allow for a first floor extension.

### Rear

The rear garden commences with patio area, retaining feature plan wall, laid to lawn with flower and scrub borders, the 2nd part of the garden has been used as a vegetable patch for numerous years