



- Three bedroom house
- End terrace
- Ample off road parking
- Two spacious reception rooms
- 100' rear garden
- New roof
- Gas central heating
- UPVC windows

44 Bartram Avenue, Braintree, Essex. CM7 3RB.

** Guide Price £210,000 - £220,000 **

Situated within easy reach of both Primary & Secondary Schooling and the Braintree Town Centre, is this deceptively spacious three bedroom end terraced house with a fabulous 100ft rear garden. We feel the property would benefit from a minor program of modernization, offering an ideal family home for a purchaser wanting to add their own stamp. The internal accommodation comprises entrance hall, lounge, dining room, kitchen, three well-appointed bedrooms, and of course the family bathroom. As previously mentioned, the property boasts a large 100ft rear garden, as well as a large driveway which provides off road parking for four vehicles. New to the market, early internal viewing is strongly advised.....



Property Details.

Entrance Hall

Entry door to front, stairs rising to the first floor

Lounge



13' 7" x 11' 4" (4.14m x 3.45m) Double glazed window to front, radiator, television & telephone point

Dining Room



13' 7" x 13' 7" (4.14m x 4.14m) Double glazed window to rear, radiator

Kitchen



7' 3" x 6' 9" (2.21m x 2.06m) Double glazed window to rear, double glazed door to side, matching wall & base units with worktops over, inset sink with drainer unit, electric cooker point, loft access, space for appliances

First Floor Landing

Bedroom One



10' 6" x 12' 0" (3.20m x 3.66m) Double glazed window to front, radiator, built-in wardrobe

Property Details.

Bedroom Two



10' 6" x 11' 1" (3.20m x 3.38m) Double glazed window to rear, radiator, door to airing cupboard

Bedroom Three

8' 9" x 5' 9" (2.67m x 1.75m) Double glazed window to front, radiator

Bathroom



Opaque double glazed window to rear, radiator, low level W/C, wash hand basin, paneled bath with shower over, tiled walls, vinyl flooring

Rear Garden



Mainly laid to lawn, patio area, side access via wooden gate, outside tap & lighting, access to outside W/C

Outside W/C

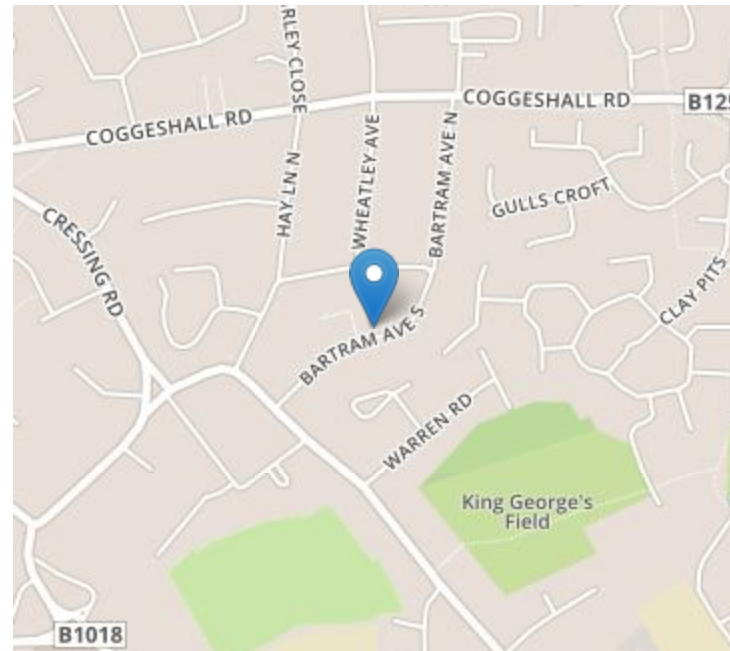
Frontage

Driveway to the front of the property which provides off road parking for up to four vehicles

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.