



- Three Bedroom House
- End Terraced
- Popular Fairview Development
- Cloakroom
- Modern Fitted Kitchen
- Spacious Lounge/Diner
- Block Paved Driveway
- Landscaped Rear Garden
- No Onward Chain

## 28a Mountbatten Road, Braintree, Essex. CM7 9EZ.

Forming part of the ever-popular Fairview development which is conveniently positioned within easy reach of both the A120 & highly reputable Primary & Secondary Schooling, is this well-presented and deceptively spacious three-bedroom end terraced house. New to the market and offered for sale with no onward chain, we feel this superb property would make an ideal purchase for both first-time buyers and buy-to-let investors alike. The internal accommodation features an entrance hall that provides access to the first floor, a cloakroom, a spacious lounge/diner, a modern fitted kitchen, three well-appointed bedrooms, and the family bathroom.





# Property Details.

## Entrance Hall



Radiator, stairs to first floor, under stairs storage cupboard, doors to;

## Cloakroom

Low-level WC, pedestal wash hand basin, tiled splashback, extractor fan.

## Lounge/Diner



14' 8" x 9' 6" (4.47m x 2.90m) Double glazed window to the front, two radiators, recess lighting, and door to;

## Kitchen



15' 4" x 6' 6" (4.67m x 1.98m) Double glazed window to the rear, part obscure double glazed door to the rear, 1 1/2 bowl single sink drainer and mixer tap with cupboard beneath, additional wall and base units, integrated oven, hob and extractor, space for dishwasher and upright fridge/freezer, tiled splashback, recess lighting.

## First Floor Landing

## Bedroom One



10' 10" x 8' 6" (3.30m x 2.59m) Double glazed window, radiator.

# Property Details.

## Bedroom Two



10' 8" x 8' 7" (3.25m x 2.62m) Double glazed window, radiator.

## Bedroom Three

6' 10" x 6' 4" (2.08m x 1.93m) Double glazed window, radiator.

## Bathroom



Three-piece suite comprising bath with shower over, low-level WC, pedestal wash hand basin, vertical heated towel rail, tiled walls, obscure double glazed window, recess lighting.

## Rear Garden



To the rear of the property, the garden commences with a paved patio area extending round leading to access to storage sheds and utility/storage shed housing space for washing machine with power and lighting, raised plant beds with brick surround to rear with the remainder of the garden laid to lawn, side access gate.

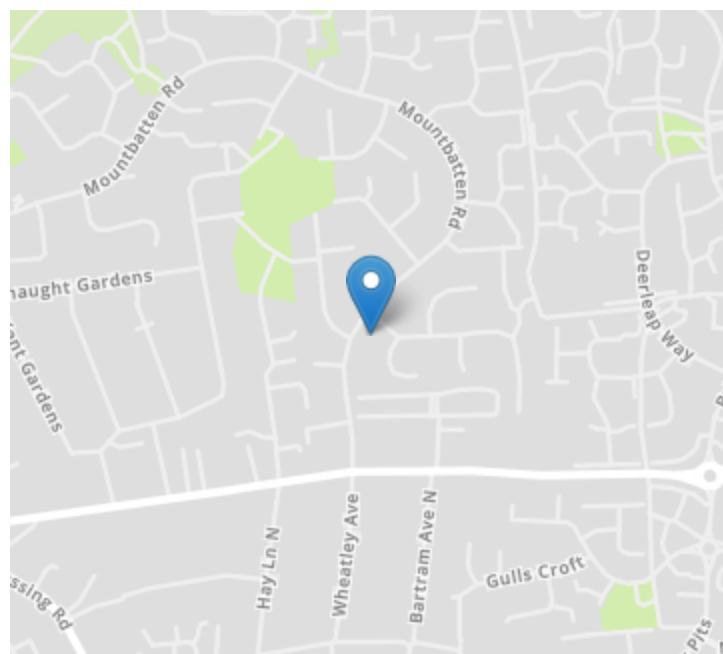
## Parking

There is a block-paved driveway 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.