



- Two bedroom end terrace
- Off road parking
- First floor bathroom
- Period features
- Two double bedrooms
- Large rear garden
- UPVC windows
- Gas central heating
- Two reception rooms

## 5 John Ray Street, Braintree, Essex. CM7 9DZ.

\*\* Guide Price £225,000 - £235,000 \*\*

Situated within easy reach of both the town center and the train station on a no through road, is this well presented and deceptively spacious two bedroom end terraced house. Offered for sale in good decorative order, we feel the property would be an ideal way for a first time buyer to get onto the property ladder and we also feel it work equally well as a buy to let investment. The internal accommodation is made up of two well-appointed reception rooms, a refitted kitchen, two double bedrooms and a four piece bathroom suite. Outside, this charming property is further enhanced by having a fabulous rear garden measuring over 100ft in length and a driveway to the front providing off road parking for one vehicle. New to the market, an early internal inspection is strongly advised.....



# Property Details.

## Lounge



12' 9" x 11' 2" (3.89m x 3.40m) UPVC door to accommodation; Textured ceiling, carpet, radiator, double glazed window to front, television point

## Dining Room



14' 5" x 11' 1" (4.39m x 3.38m) Textured ceiling, carpet, radiator, double glazed window to rear, fireplace with surround, stairs to first floor

## Kitchen



12' 6" x 6' 7" (3.81m x 2.01m) Textured ceiling, tiled floor, radiator, double glazed window to rear, door to side, range of matching wall & base units, roll edge worktops, sink with inset drainer, electric cooker point, extractor over, tiled splashback, plumbing for washing machine & dishwasher

## Bedroom One



11' 1" x 11' 1" (3.38m x 3.38m) Textured ceiling, radiator, double glazed window to rear

# Property Details.

## Bedroom Two



11' 2" x 11' 0" (3.40m x 3.35m) Textured ceiling, radiator, double glazed window to front

## Bathroom



Smooth ceiling, tiled floor, opaque double glazed window to rear, low level W/C, hand wash basin, roll top bath, separate shower cubicle, part tiled walls

## Rear Garden



Mainly laid to lawn, patio area, enclosed by panelled fencing, side access via a wooden gate, shed to remain, fish pond, outside tap, barked area at the bottom of the garden

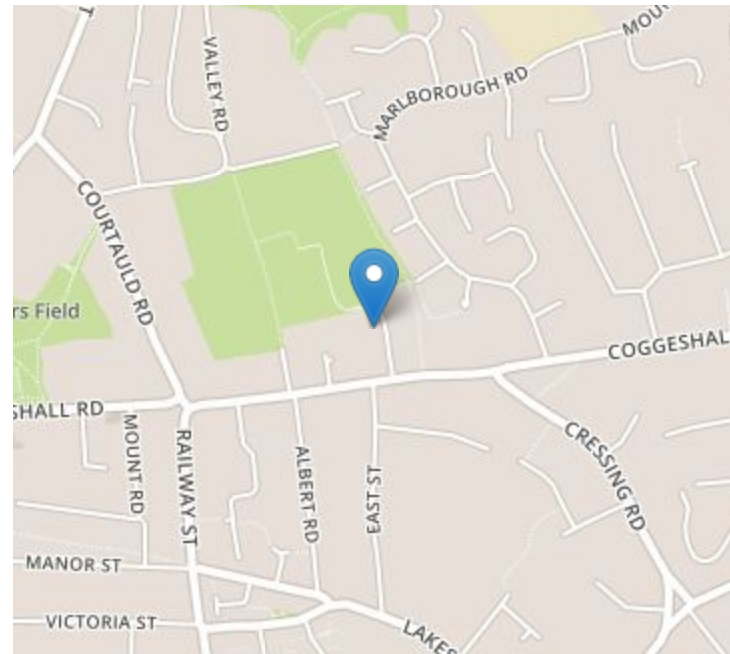
## Parking

There is a block paved driveway providing off road parking for one vehicle

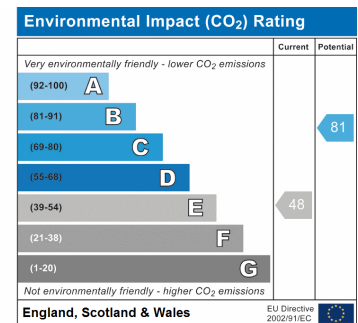
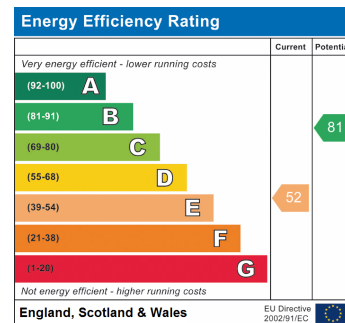
# Property Details.

## 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.