



- 2/3 Bedroom House
- Two Reception Rooms
- Well Presented Throughout
- Gas Central Heating & UPVC Windows
- Sought After Road
- Character Property
- Off Road Parking
- New To The Market

## 37 Mount Road, Braintree, Essex. CM7 3JA.

Situated within easy reach of both the Braintree High Street and the Railway Station, is this well presented and deceptively spacious 2/3 bedroom terraced house. New to the market, the property boasts many of its original period features along with a homely feel throughout, offering an ideal purchase for both buy to let investors and first-time buyers alike. This charming cottage features an entrance porch, a well-appointed lounge, a separate dining room, kitchen, the family bathroom, and three good sized bedrooms.



# Property Details.

## Entrance Porch

Part glazed entry door to front, door to accommodation;

## Lounge



11' 1" x 11' 2" (3.38m x 3.40m) Double glazed window to front, radiator, television & telephone point, door to;

## Dining Room



14' 5" x 11' 1" (4.39m x 3.38m) Double glazed window to rear, radiator, under stairs storage cupboard, stairs rising to the first floor.

## Kitchen



8' 5" x 7' 2" (2.57m x 2.18m) Double glazed window to side, radiator, matching wall & base units with worktops over, inset sink with side drainer unit, integrated oven & hob with extractor over, tiled splashback, space for appliances.

## Inner Lobby

Double glazed door to the side that provides access to the rear garden.

## Bathroom



Opaque double glazed window to rear, radiator, WC, hand wash basin, panelled bath with shower over, tiled walls.

## First Floor Landing

# Property Details.

## Bedroom One



11' 2" x 10' 9" (3.40m x 3.28m) Double glazed window to front, radiator, cast iron fireplace with ornate surround, built-in wardrobe.

## Bedroom Three



9' 1" x 6' 3" (2.77m x 1.91m) Double glazed skylight to rear, radiator, fitted cupboard housing the boiler.

## Bedroom Two



11' 3" x 11' 1" (3.43m x 3.38m) Double glazed window to rear, radiator, cast iron fireplace with ornate surround, fitted wardrobes.

## Rear Garden



Commences with a paved patio area with the remainder laid with artificial lawn, enclosed by panelled fencing, side access via a wooden gate, outside tap & lighting, leading to the summerhouse.

## Parking

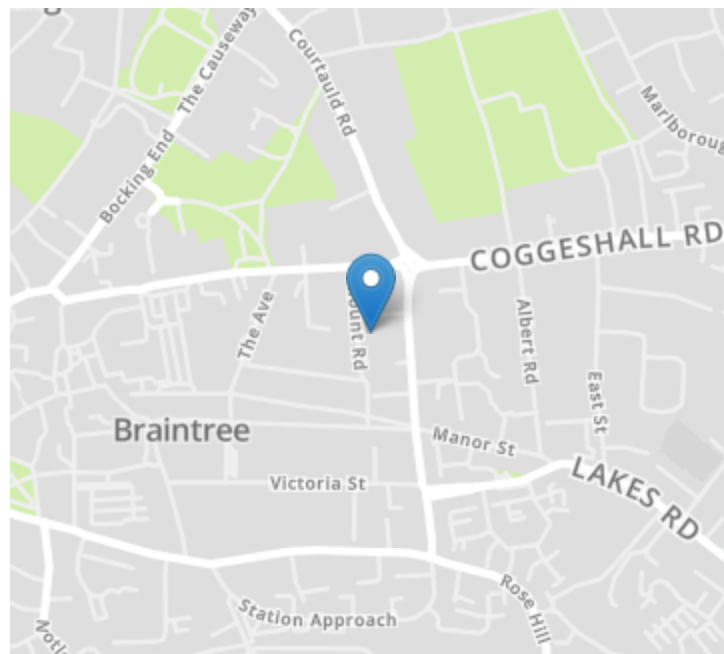
There is off road parking for one vehicle to the front of the property.

# 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.