



2 Scott Close, Braintree, Essex. CM7 1BL.

£300,000 Freehold



A popular design of House with Three Good Size Bedrooms well proportioned Living Room, 18' plus Kitchen /Diner and Ground Floor Cloakroom. With open aspect to front, unoverlooked from the rear. It occupies an enviable and convenient position for the High Street, Station, local schools and bus routes.

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LOCATION

Applicants are advised that the property is best approached from the town centre by proceeding along Notley Road after approximately 1/2 a mile turn left into Masefield Road. This in turn leads to Challis Lane then applicants are advised to turn right into Park Drive. Then take the first turning on the right into Thakeray Close where Scotts Close will be found on the left hand side. The property is situated in a walkway which overlooks the open greensward. It is therefore conveniently situated for the local shops providing for most daily needs. Also bus services to the town centre with its further facilities, railway station with train connections to London's Liverpool Street.

Ground Floor

The accommodation comprises with double glazing and gas fired radiator heating approximately:

ENTRANCE HALL

Double glazed ENTRANCE DOOR leading to HALL

SITTING ROOM

14' 0" x 11'
(4.27m x 3.35m)
Large window to front. Overlooking greensward.

KITCHEN/DINER

18' 3" x 8' 7"
(5.56m x 2.62m)
One and a half bowl stainless steel sink unit with cupboards under extending to work surfaces with drawers and cupboards under. Plumbing for automatic appliances. Range of matching wall cabinets. Shelved larder cupboard. Door to rear.

SUNROOM

13' x 8'3
Overlooking garden

REAR LOBBY

Built in storage cupboard. Door to garden.

GROUND FLOOR CLOAKROOM

Low level flushing suite. Wash basin.

First Floor

LANDING

Airing cupboard housing combination boiler which provides for domestic hot water and heating system. Further built in large storage cupboard. Access to loft.

BEDROOM ONE

14' 8" x 10' 7"
(4.47m x 3.23m)
Window to front.

BEDROOM TWO

11' 8" x 8' 9"
(3.56m x 2.67m)
Two built-in wardrobe units set either side of bedroom recess. Storage cupboards above. Window to front.

BEDROOM THREE

11' 5" x 7'0
(3.48m x 2.13m)
Window to rear.

BATHROOM

Comprising panelled bath with shower fitting. Wash basin. Low level flushing suite.

Outside

TO FRONT

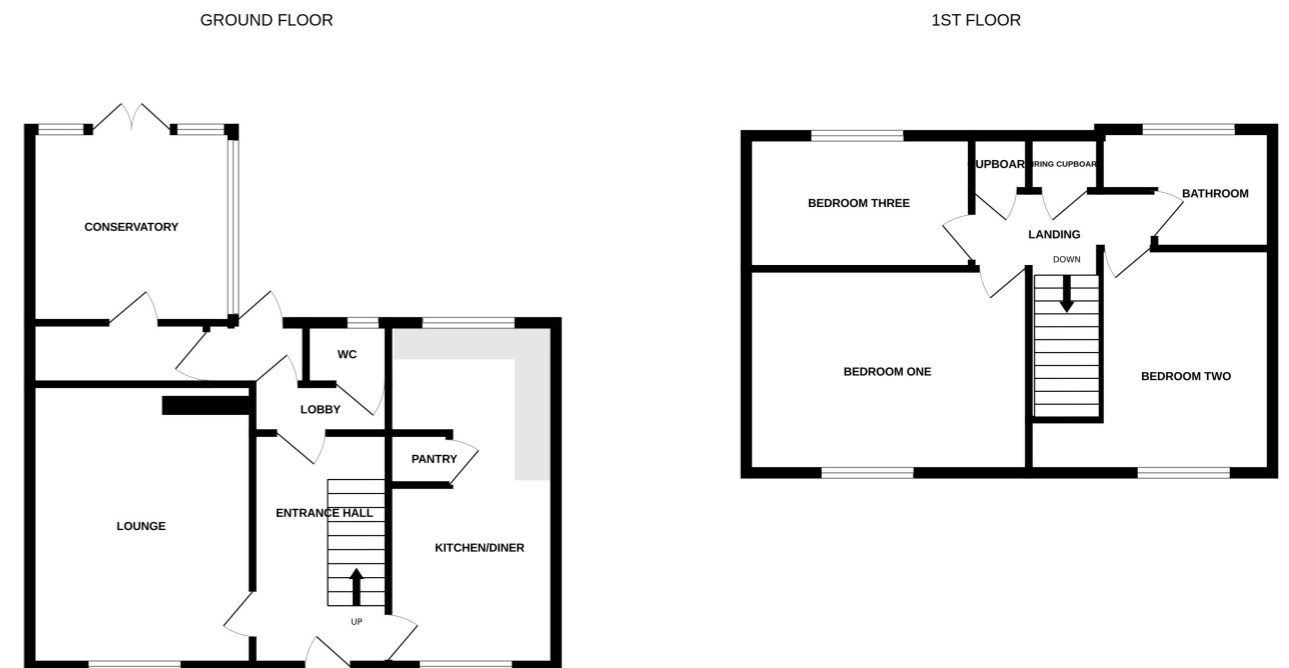
The garden to the front of the property is enclosed by fence, laid mainly to lawn.

TO REAR

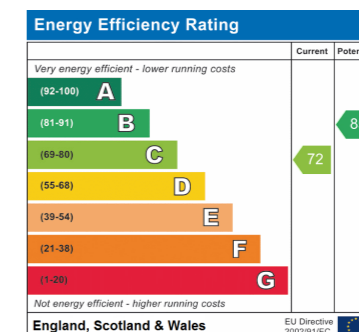
The rear garden has a sun patio which extends to lawn all of which has been screened by timber fencing. Two large storage sheds.

GARAGING

We understand from the vendor that they rent a garage which is situated immediately to the rear of the property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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