



- Three bedroom house
- Semi detached
- Spacious living accommodation
- Driveway & Off road parking
- Easy access to town & station
- Modern kitchen & bathroom
- UPVC windows
- Gas central heating
- Cloakroom

### 15a Strawberry Close, Braintree, Essex. CM7 1EG.

\*\* Guide Price £290,000 - £310,000 \*\* Situated within easy reach of both the Braintree town centre & the train station, is this much improved three bedroom semi-detached house, which offers spacious open plan living accommodation, as well as a contemporary finish throughout. The property is also conveniently positioned within close proximity to both Primary & Secondary schooling, making this an ideal family home for a variety of prospective purchasers. The property features an open plan living room/diner which incorporates the kitchen, cloakroom, three well-appointed bedrooms, and of course the family bathroom.



# Property Details.

## Entrance Hall

Double glazed door to front, radiator, oak flooring.

## Cloakroom

Low level WC, wash hand basin, extractor fan, heated towel rail.

## Lounge/Kitchen/Diner



22' 0" x 17' 0" (6.71 m x 5.18m) Double glazed window to front, double glazed French doors to rear garden, inset post lights to ceiling, oak flooring, range of wall and base units with rolled edge work surfaces incorporating inset sink and drainer, integrated oven, hob and extractor hood over, plumbing for washing machine and slimline dishwasher, space for fridge freezer, cupboard housing boiler, radiator.

## First Floor Landing



# Property Details.

## Bedroom One



12' 0" x 10' 0" (3.66m x 3.05m) Double glazed window to rear, radiator.

## Bedroom Three



8' 10" x 7' 0" (2.69m x 2.13m) Double glazed window to rear, radiator.

## Bedroom Two



10' " x 9' 10" (NaNm x 3.00m) Double glazed window to front, radiator.

## Bathroom



Opaque double glazed window to front, radiator, enclosed panelled bath with shower over, wash hand basin, low level WC.

## Parking

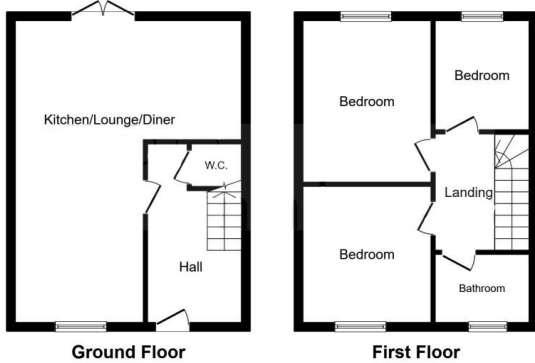
Off-road parking to the front for two cars.

## Rear Garden

Commencing with a patio seating area, lawn area, decked seating area to the rear, enclosed by paneled fencing, gated side access.

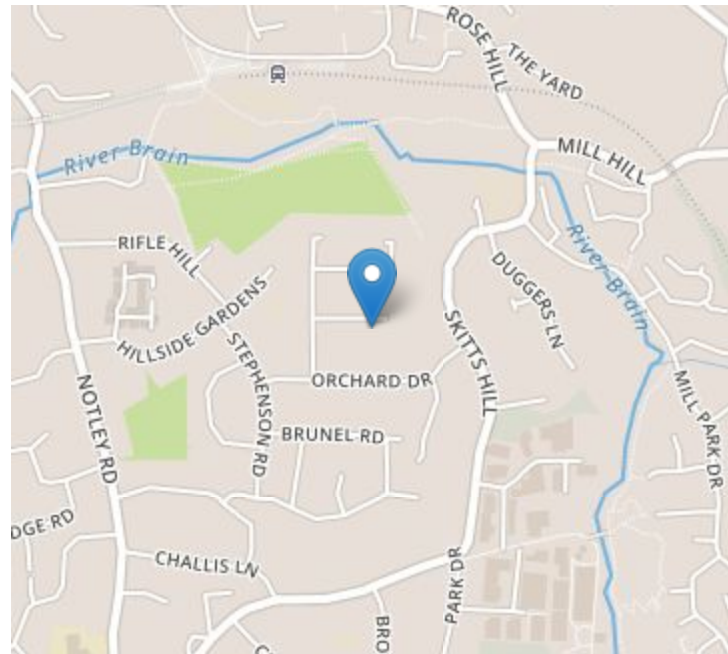
# Property Details.

## Floorplans

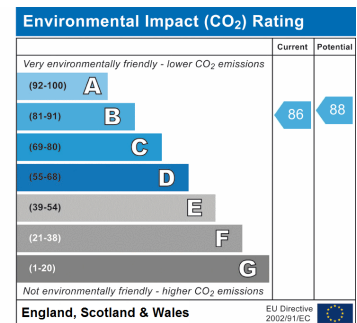
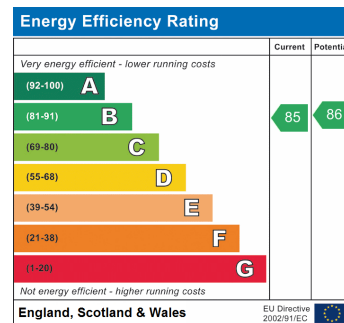


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plans produced for William H Brown. Powered by www.localagent.com

## 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.