



- Three bedroom house
- End terrace
- Two spacious reception rooms
- Landscaped rear garden
- Four piece bathroom suite
- Additional shower room
- Gas central heating & UPVC windows
- Ample parking

## 34 Churchill Road, Braintree, Essex. CM7 5SP.

Situated within short driving distance of the both the Braintree town centre & the village of Bocking, is this well presented & deceptively spacious three bedroom end terraced house. The property comes to the market in good decorative order, offering a low maintenance purchase for a variety of prospective buyers. The ground floor accommodation comprises an entrance hall, a spacious lounge that provides access to the rear garden, a high gloss kitchen, and a separate dining area. To the floor, you will find three well-appointed bedrooms with a shower room to the bedroom, and the main family bathroom.





# Property Details.

## Entrance Hall

Part glazed entry door to front, radiator, stairs rising to the first floor;

## Lounge



20' 0" x 11' 10" (6.10m x 3.61m) Double glazed window & French doors to the rear garden, wood effect laminate flooring, television & telephone point, radiator

## Dining Area

11' 4" x 6' 8" (3.45m x 2.03m) Wood effect laminate flooring, radiator, under stairs storage cupboard

## Kitchen



10' 9" x 8' 1" (3.28m x 2.46m) Double glazed window to front, double glazed door to side, radiator, tiled floor, matching wall & base units roll edge worktops, inset sink with side drainer unit, integrated oven & hob with extractor over, space for appliances

## First Floor Landing

Double glazed window to front, doors to;

## Bedroom One



11' 8" x 12' 5" (3.56m x 3.78m) Double glazed window to rear, radiator, built-in wardrobes

# Property Details.

## Bedroom Two



10' 3" x 11' 7" (3.12m x 3.53m) Double glazed window to rear, radiator

## Bedroom Three



8' 4" x 9' 3" (2.54m x 2.82m) Double glazed window to front, Heated chrome towel rail, opening to;

## Shower Room

## Family Bathroom



Opaque double glazed window to front, radiator, low-level WC, hand wash basin, paneled bath, separate shower cubicle which is fully tiled, tiled walls

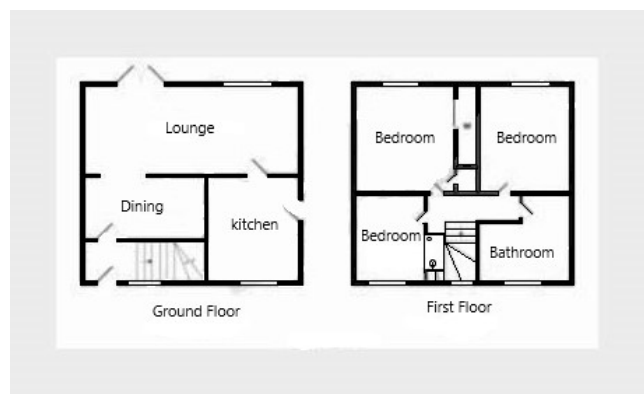
## Rear Garden



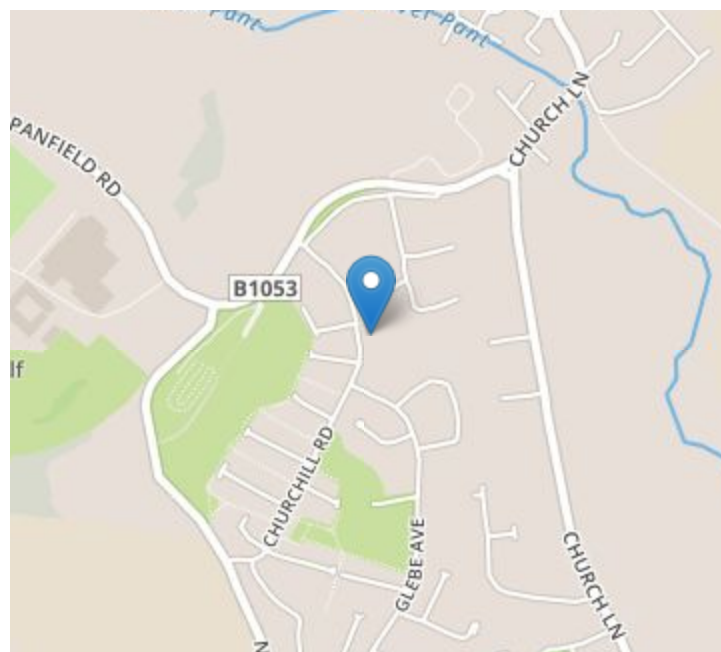
Raised decking area, shingled area with brick built BBQ, brick built storage shed, open timber outbuilding, enclosed by paneled fencing, fish pond, outside tap & lighting, side access via wooden gate

# 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.