



- Two bedroom house
- Semi detached
- Off road parking for two cars
- Refitted kitchen
- Conservatory
- No onward chain
- Gas central heating
- UPVC windows

8 Leonard Mews, Braintree, Essex. CM7 1YX.

Located down a quiet Cul De Sac with a pleasant outlook over a local greensward, is this two bedroom semi detached house, which is situated within easy reach of both the town centre and the train centre. The property is offered for sale with no onward chain, making this an ideal first time purchase or likewise a buy to let investment. Internally the property consists of a spacious living room, a newly built UPVC conservatory, refitted kitchen, two well appointed bedrooms and a family bathroom. Outside the property is further enhanced by having a good sized and well maintained rear garden, and a driveway which provides off road parking for two vehicles.



Property Details.

Entrance Hall

UPVC door to front, textured ceiling, under stairs storage cupboard, stairs to first floor

Lounge



12' 5" x 11' 7" (3.78m x 3.53m) Textured ceiling, carpet, television point, telephone point, UPVC doors to conservatory;

Conservatory



9' 6" x 9' 7" (2.90m x 2.92m) UPVC sealed unit, dwarf wall beneath, vinyl flooring, French doors to rear

First Floor Landing

Textured ceiling, carpet, loft access

Bedroom One



11' 7" x 9' 6" (3.53m x 2.90m) Textured ceiling, carpet, double glazed window to rear, fitted wardrobes

Bedroom Two



9' 7" x 6' 6" (2.92m x 1.98m) Textured ceiling, carpet, door to airing cupboard, fitted wardrobe, double glazed window to front

Property Details.

Bathroom



Textured ceiling, vinyl flooring, opaque double glazed window to side, low level W/C, hand wash basin, panelled bath with shower attachment, part tiled walls, extractor

Rear Garden



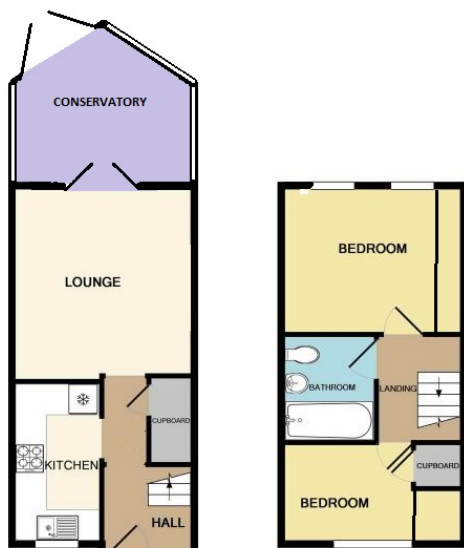
Mainly laid to lawn, patio area, outside tap (front of the property), enclosed by panelled fencing, side access via a wooden gate

parking

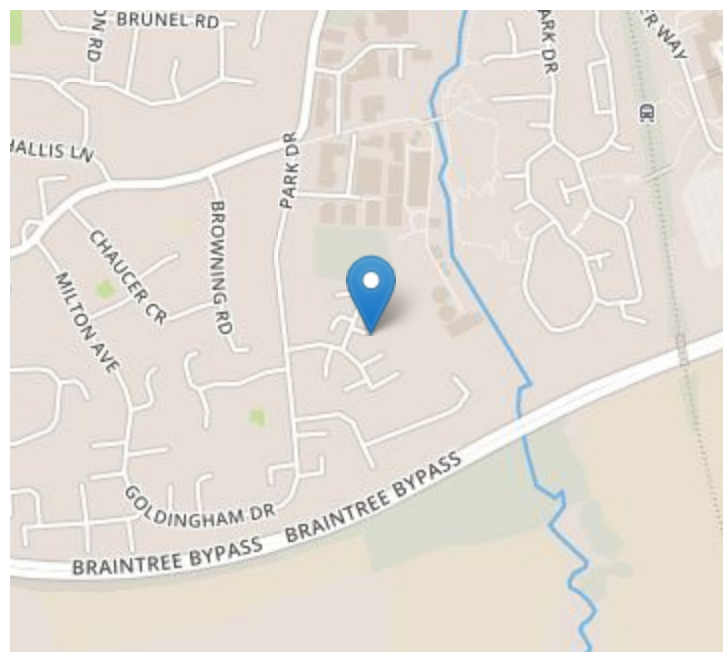
Private driveway which provides off road parking for two vehicles

Property Details.

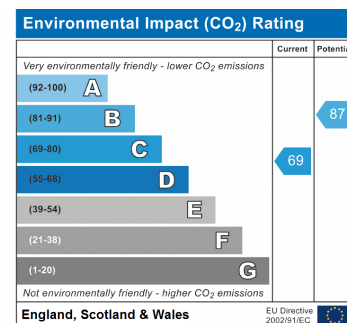
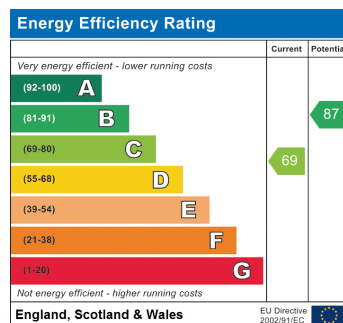
Floorplans



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.