



- Three Bedroom House
- Semi Detached
- South Facing Enclosed Rear Garden
- Detached Garage & Ample Off Road Parking
- Sun Room Overlooking Rear Garden
- Cul De Sac Location
- Close Proximity Local Amenities, Town Centre & Station
- Gas Central Heating & UPVC Windows

19 Blackwater Way, Braintree, Essex. CM7 9BU.

Michaels Property Consultants are pleased to present to the market this three-bedroom, semi-detached house, occupying a fantastic position within a highly desirable cul-de-sac, conveniently situated within close proximity to Braintree town centre, the railway station, and the Bocking Blackwater Nature Reserve. New to the market and offered for sale in excellent decorative order throughout, we feel this well established property would make an ideal family home for a variety of prospective purchasers. The internal accommodation comprises an entrance hall that provides access to the first floor, a living room with a feature fireplace, a generous kitchen which opens onto a sun room currently set up as a dining area, three well appointed bedrooms, and a contemporary family bathroom.



Property Details.

Ground Floor

Entrance Hall

5' 08" x 4' 06" (1.73m x 1.37m) Composite entrance door to front aspect, radiator, stairs ascending to first floor, telephone point, laminate flooring.

Lounge



13' 10" x 13' 02" (4.22m x 4.01m) Double glazed window to front aspect, radiator, TV point, feature fireplace, access to under-stair storage cupboard.

Kitchen/Diner



16' 11" x 10' 10" (5.16m x 3.30m) Double glazed window to side aspect, double glazed patio door to rear aspect accessing rear garden, vertical wall mounted radiator, matching wall and base units with rolled edge worksurfaces, inset sink with bowl and drainer, part tiled walls, laminate flooring, integrated oven with 4-ring gas hob and extractor over, space and plumbing for washing machine, space for fridge-freezer, opening to;

Sunroom



9' 05" x 8' 09" (2.87m x 2.67m) UPVC sealed unit with dwarf wall beneath, laminate flooring, French doors to rear aspect accessing rear garden.

First Floor

Landing

8' 08" x 5' 11" (2.64m x 1.80m) Double glazed window to side aspect, access to loft via hatch, access to all bedrooms and family bathroom.

Bedroom One



12' 11" x 10' 04" (3.94m x 3.15m) Double glazed window to front aspect, radiator, access to airing cupboard.

Property Details.

Bedroom Two



11' 05" x 9' 04" (3.48m x 2.84m) Double glazed window to rear aspect, radiator, TV point.

Bedroom Three

9' 04" x 6' 05" (2.84m x 1.96m) Double glazed window to front aspect, radiator, access to built in storage cupboard.

Family Bathroom



7' 4" x 6' 1" (2.24m x 1.85m) Double glazed obscure window to rear aspect, heated towel rail radiator, inset spotlights, low level WC, pedestal wash hand basin, panelled bath with shower attachment. fully tiled walls, laminate flooring.

External

Rear Garden



Majority laid to lawn with shrub and bush borders, enclosed by wooden fencing, raised decking area to rear aspect providing space for garden furniture, decking area to front aspect, access to front via wooden gates, access to garage, outside light, outside tap.

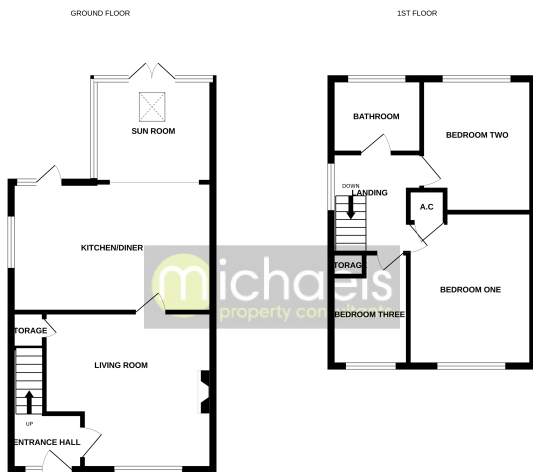
Frontage, Garage and Parking

Majority laid to lawn with shrub rear border, hardstanding area providing off road parking, wooden gates providing access to side of property, more parking and single garage.

Garage has Up and Over door and power and light.

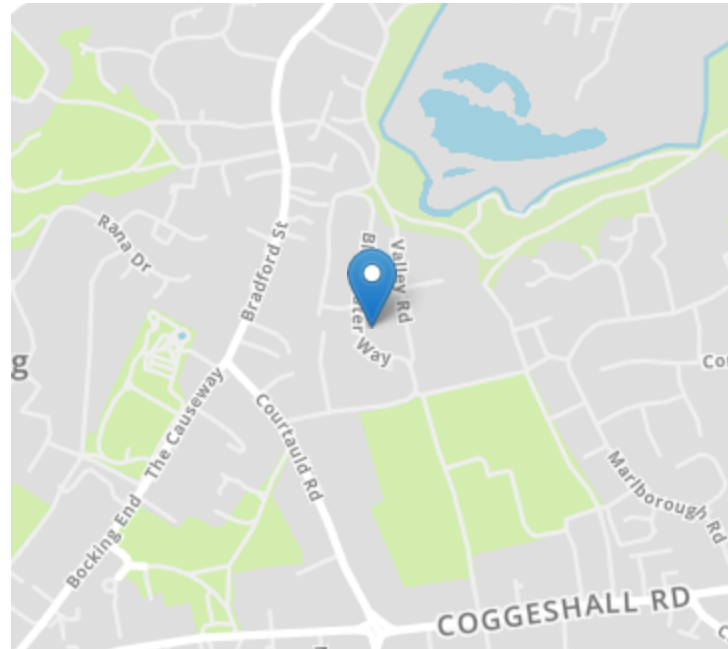
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other facts are approximate and not guaranteed. Buyers should verify all dimensions and measurements by independent professional surveyors. The above is intended 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.

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.