

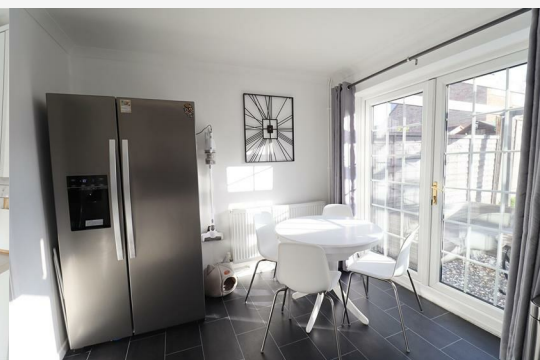


## 38 GILBERT WAY, BRAINTREE CM7

OFFERS IN EXCESS OF £300,000

3 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* NO ONWARD CHAIN \*\*** Situated within walking distance of Braintree's town centre & station is this IMMACULATE three bedroom mid-terrace home being offered with no onward chain and vacant possession, making an IDEAL FIRST TIME PURCHASE. Benefitting from double glazing & gas central heating along with a SOUTH FACING GARDEN, and with accommodation comprising of a lounge, kitchen/diner, three well-proportioned bedrooms and a family bathroom, whilst externally offering a private rear garden ample parking & garage en bloc. We strongly advise an early appointment to view.



Entrance Porch

Door to;

Lounge 14’9” x 13’5” (4.51 x 4.10)

Laminate flooring, window to front, stairs rising to first floor, door to;

Kitchen / Dining Area 16’1” x 9’3” (4.91 x 2.84)

Tiled flooring, wall & base units, integrated oven with 4 ring electric hob with extractor over, spaces for fridge freezer & washing machine, dining area, window to rear, patio doors leading to rear garden,

FIRST FLOOR

Landing

Bedroom One 12’9” x 9’4” (3.89 x 2.87)

Carpet flooring, radiator, window to front.

Bedroom Two 10’8” x 10’1” (3.27 x 3.09)

Carpet flooring, radiator, window to rear

Bedroom Three 10’5” x 6’6” (3.20 x 2.00)

Carpet flooring, window to rear.

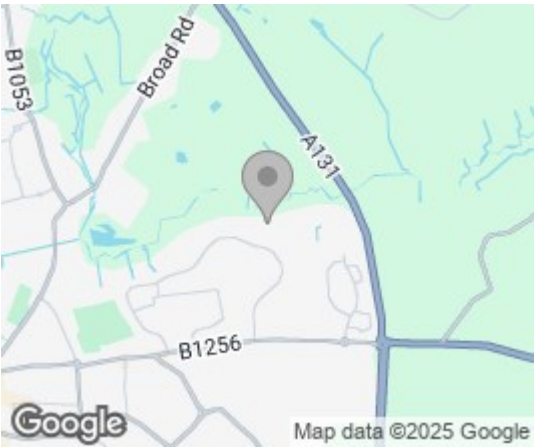
Bathroom

Bath with shower over, hand wash basin inset to vanity unit, WC, obscure window to rear.

Rear of Property

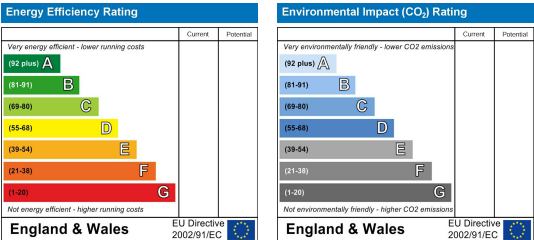
Commencing with shingle seating area, remainder laid to lawn, enclosed by panel fencing.

Area Map



Floor Plans

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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