



17 SAMUEL COURTAULD AVENUE, BRAINTREE CM7

GUIDE PRICE £289,950

2 Bedrooms | 1 Bathrooms | 1 Reception

**** CALLING ALL FIRST TIME BUYERS **** Nestled within a peaceful no through road, close to nearby open fields and the picturesque Bocking Waterfront, this modern and well presented TWO bedroom semi-detached property offers a great opportunity for first time buyers and investors alike. Internally the property comes with a well fitted kitchen with integral appliances, a ground floor WC, and spacious LOUNGE/DINER with french doors opening to the rear garden. The Master Bedroom comes with fitted wardrobes and an EN-SUITE shower room, whilst the second bedroom is much larger than average and easily accommodates a double bed with furniture. Externally the property offers a pleasant rear garden, garage & off road parking. Early viewing is highly recommended in order to appreciate the space on offer.



Hallway

Laminate flooring, doors to;

Cloakroom

WC, hand wash basin

Kitchen

Laminate flooring, wall & base units, integrated oven with 4 ring gas hob with extractor hood over, integrated fridge freezer & dishwasher, space for washing machine, double glazed window to front

Lounge/Diner 17'3" x 12'8" (5.27 x 3.87)

Laminate flooring, french doors leading to rear garden, stairs rising to first floor

FIRST FLOOR

Landing

Carpet flooring, loft access, doors to;

Bedroom One 9'10" x 9'3" (3.01 x 2.83)

Carpet flooring, double glazed window to rear, fitted wardrobes, door to

En-Suite

Shower enclosure, WC, hand wash basin, obscure double glazed window

Bedroom Two 12'9" x 8'9" > 5'9" (3.89 x 2.69 > 1.76)

Carpet flooring, double glazed window to front

Bathroom

Tiled flooring, bath with shower over, WC, hand wash basin

Rear of Property

Commencing with a patio seating area, remainder laid to lawn, enclosed by panel fencing, rear access gate leading to Garage & Parking.

Garage & Parking

Single Garage & Off road parking to the rear of the Property.

NOTES

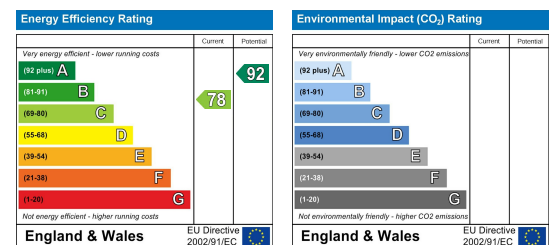
The property is available FREEHOLD, with an advised estate charge of £96/ six monthly. Intending purchasers are encouraged to seek confirmation of the aforementioned cost prior to purchase via their legal representative as Branocs Estates have not seen sign of the Estate Management Pack.

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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