



8 TEMPLAR ROAD, BRAINTREE CM7

£1,200 PER MONTH

2 Bedrooms | 1 Bathrooms | 1 Reception

**** AVAILABLE SEPTEMBER **** Conveniently situated for easy access to the Town Centre, Braintree Village Outlet & Stations and the A120, is this TWO Bedroom Semi Detached Home. The property benefits from a lounge, spacious kitchen/diner, two well-proportioned bedrooms and a modern bathroom suite, while externally offering an un-overlooked rear garden and off road parking. Early Viewing Advised.



Front of Property

Pathway to front entrance door., off road paved parking space, side access gate to rear.

Entrance Hall

Stairs rising to First Floor, door to:

Lounge 9'8" x 14'4" (2.95 x 4.37)

Carpet flooring, UPVC window to front, electric heater, feature red brick open fireplace with a tiled hearth and wooden mantelpiece, under stair storage cupboard.

Kitchen/Diner 12'11" x 9'8" (3.94 x 2.95)

A modern kitchen suite comprising of a range of matching wall and base level units with roll edge worktops, space for a washing machine & American style fridge/freezer and oven, integral dishwasher, stainless steel sink unit with mixer tap & drainer inset to worktop, vinyl flooring, UPVC window & door leading to and overlooking the rear garden, tiled splashbacks.

FIRST FLOOR

Landing

Carpet flooring, airing cupboard.

Bedroom One 8'5" x 13'1" (2.59 x 3.99)

Carpet flooring, UPVC window to rear, electric heater.

Bedroom Two 8'2" x 13'1" (2.49 x 3.99)

Carpet flooring, UPVC windows to front, electric heater, built in storage cupboard.

Bathroom

Suite comprising of a double shower cubicle, a low level WC and a pedestal wash hand basin with mixer tap, vinyl flooring, obscure glazed UPVC window to side, chrome heated towel rail, tiled walls.

Rear of Property

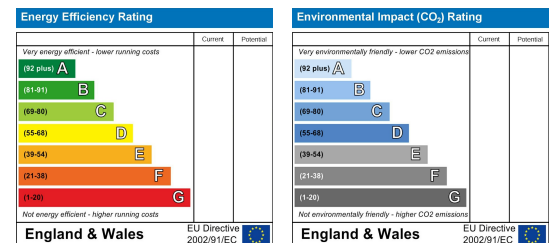
The rear garden immediately commences with a paved patio area with a pathway leading directly to the rear. The remainder of the garden is largely laid to lawn with border flowerbeds, enclosed by panel fencing, side access to front.

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.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

