



## 38 GREENE VIEW, BRAINTREE CM7

OFFERS IN EXCESS OF £260,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* NO ONWARD CHAIN \*\* CALLING ALL FIRST TIME BUYERS \*\*** Charming TWO bedroom terraced house within this sought after cul-de-sac makes for an ideal first-time buy or a potential buy-to-let investment opportunity. This beautifully presented property boasts a spacious lounge/diner modern day kitchen and bathroom suites whilst externally offer a pleasant rear garden & allocated parking.

Situated in a sought-after location within easy reach of Braintree Village and the Town Centre, this house offers excellent links to local amenities, making everyday living convenient and enjoyable. Whether you are looking to step onto the property ladder for the first time or expand your investment portfolio, this property has the potential to meet your needs.



## Front of Property

The front of the property commences with a stone shingle frontage with paved path to front entrance door.

## Entrance Hall

Carpet flooring, door to walk in storage cupboard and further doorway leading to Lounge/Diner.

## Lounge/Diner 19'7" x 15'10" > 7'6" (5.99m x 4.83m > 2.29m)

Carpet flooring, double glazed window to front aspect, TV point, phone point, 2 x radiator, stairs rising to first floor, under stair recess, doorway leading to kitchen, further double glazed French doors opening to garden patio area.

## Kitchen

Range of wall and base level units, roll edged work surfaces with tiled splashbacks, spaces for washing machine and dishwasher. Integrated single electric oven with four-ring gas hob and stainless steel extractor over, integrated fridge and freezer, stainless steel sink with mixer tap, waste and drainer. Laminate flooring. Double glazed window to rear aspect

## FIRST FLOOR

### Bedroom One 12'3 x 9'7 (3.73m x 2.92m)

Carpet flooring, two double glazed windows to front aspect, TV point, phone point, radiator, double fitted wardrobe.

### Bedroom Two 9'8" x 8'11" > 6'4 (2.95m x 2.72m > 1.93m)

Double glazed window to rear aspect, carpet flooring, radiator.

## Bathroom

Modern suite comprising bath with shower over, WC, hand wash basin inset to vanity unit, extractor fan, heated towel rail, ceiling spotlights, double glazed obscure glass window to rear aspect.

## Rear Of The Property

The rear of the property commences with a paved patio area, leading to good sized and well maintained enclosed garden. Garden laid mainly to lawn with rear access gate.

## Parking

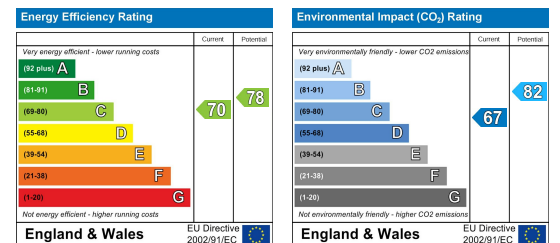
Allocated parking to the front of the property

## 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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