



36 ANSON WAY, BRAINTREE CM7

GUIDE PRICE £265,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £265,000 (Deadline 18th December at 2pm)

**** NO ONWARD CHAIN **** Situated within a quiet cul-de-sac within the popular Fairview Development, this favoured style THREE bedroom SEMI-DETACHED home comes with an additional GROUND FLOOR RECEPTION ROOM / BEDROOM and well maintained un-overlooked rear garden, with good sized room proportions throughout. In need of light modernisation throughout, the property comes fully double glazed with driveway parking to the front, and is conveniently located within short walking distance of nearby schools and local amenities, as well as within easy reach of the A120 leading to both London Stansted Airport (20 mins) and the M11. Viewing advised in order to appreciate the potential on offer.



Entrance porch

Laminate flooring, door to;

Dining Area 12'2" x 7'0" (3.71 x 2.15)

Laminate flooring, radiator, double glazed window to front.

Living Area 16'2" x 10'11" (4.94 x 3.35)

Laminate flooring, radiator, patio doors to garden, stairs rising to first floor.

Kitchen 10'6" x 6'9" (3.22 x 2.08)

Vinyl flooring, wall & base units with roll edge worktops, inset stainless steel sink, spaces for fridge/freezer, washing machine & oven, double glazed window & door to rear.

Reception Room / Bedroom Four 16'2" by 7'4" (4.94 by 2.25)

Carpet flooring, radiator, double glazed window to front, inset spotlights.

First Floor

Landing

Carpet flooring, loft access, doors to;

Bedroom One 12'9" x 10'10" (3.90 x 3.32)

Carpet flooring, radiator, double glazed window to front.

Bedroom Two 11'0" x 10'11" (3.36 x 3.33)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Three 9'10" x 6'9" (3.02 x 2.08)

Carpet flooring, radiator, double glazed window to front.

Bathroom

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

EXTERIOR

Front

Driveway parking, front garden to lawn with border hedgerow, path with side access to rear garden.

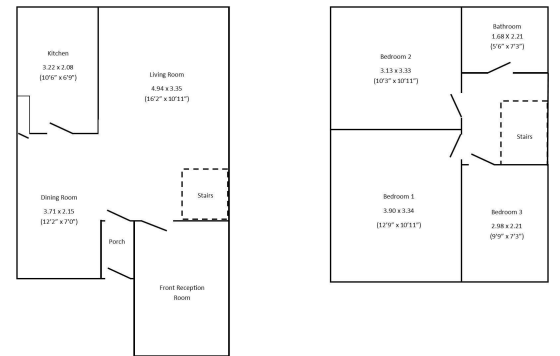
Rear Garden

Patio area leading to lawn, shed to remain, side access to front.

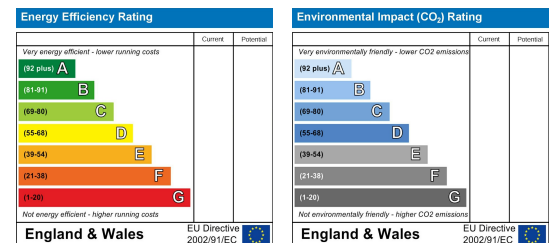
Area Map



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.



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