



## 21 MOUNTBATTEN ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £350,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* NO ONWARD. CHAIN \*\*** Situated upon the ever favourable "Fairview" development, this ideal family home is situated within a quiet turning, offering THREE bedrooms, TWO reception rooms, and a GARAGE. Conveniently situated within easy access of the town centre and an array of local amenities, this property carries no onward chain, in order to appreciate the potential on offer an early viewing is highly advised.



Porch

Carpet flooring, double glazed window to side, door to;

Dining Room 12’8” x 10’4” (3.88 x 3.15)

Carpet flooring, double glazed window to front, radiator, opening to;

Lounge 18’4” x 16’11” (5.60 x 5.17)

Carpet flooring, double glazed window & patio doors to rear, radiator, stairs rising to first floor.

Kitchen 16’8” x 6’11” (5.09 x 2.11)

Vinyl flooring, matching wall & base units with roll edged work surfaces, stainless steel sink with mixer tap, integral double oven, electric hob with extractor, spaces for washing machine, dishwasher & tumble dryer, double glazed window to front, door to side.

First Floor

Landing

Carpet flooring, doors to;

Bedroom One 13’1” x 10’10” (4.00 x 3.31)

Carpet flooring, radiator, double glazed window to front.

Bedroom Two 10’9” x 10’7” (3.29 x 3.23)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Three 9’8” x 7’4” (2.96 x 2.25)

Carpet flooring, radiator, double glazed window to front, airing cupboard.

Bathroom

Tiled flooring, wash hand basin & WC inset to vanity unit, shower enclosure, two obscure double glazed windows to rear.

EXTERIOR

Front Of Property

Lawned front garden with path to front entrance & driveway parking for two vehicles.

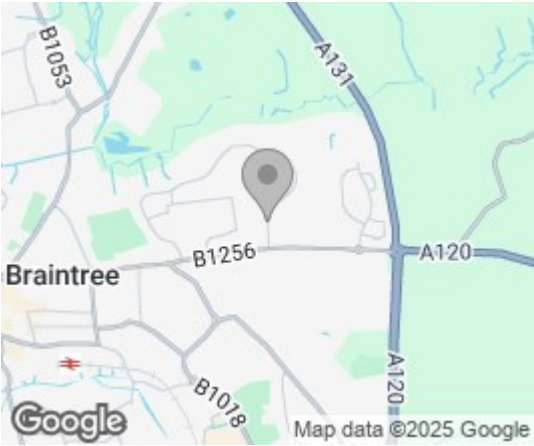
Garden

Patio leading to lawn with mature bedding, side access.

Garage

Single garage with up & over door, power & lighting connected, side access.

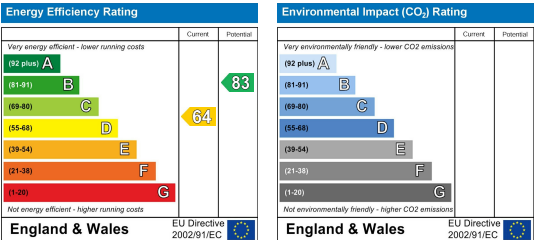
Area Map



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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