



71 CHURCH LANE, BRAINTREE CM7

OFFERS IN EXCESS OF £290,000

3 Bedrooms | 1 Bathrooms | 1 Reception

**** NO ONWARD CHAIN **** This recently refurbished and BEAUTIFULLY PRESENTED home is bursting with CHARACTER, and offers THREE DOUBLE bedrooms, together with a spacious Lounge/Diner, modern Kitchen & Bathroom Suite, private rear garden whilst being situated within short distance of Braintree Station & Town Centre, and within easy access of the A120. Early viewing is highly advised in order to avoid disappointment.



Living Room 14’88 x 13’21 (4.27m x 3.96m)

Laminate flooring. window to front, feature fireplace, radiator, door to;

Kitchen 11’31 x 9’43 (3.35m x 2.74m)

Laminate flooring, integrated oven, with 4 ring electric hob with extractor over, spaces for washing machine & fridge freezer, window & door to rear.

FIRST FLOOR

Landing

Carpet flooring, storage cupboard, door & stairs rising to second floor, doors to;

Bedroom Two 14’02 x 8’16 (4.32m x 2.44m)

Carpet flooring, window to front, radiator, feature fireplace

Bedroom Three 13’36 x 7’05 (3.96m x 2.26m)

Carpet flooring, storage cupboard, window to rear, radiator.

Bathroom

Bath with shower over, hand wash basin inset to vanity unit, WC, radiator.

SECOND FLOOR

Bedroom One 13’13 x 9’91 (3.96m x 2.74m)

Carpet flooring, window to front, radiator.

Rear of Property

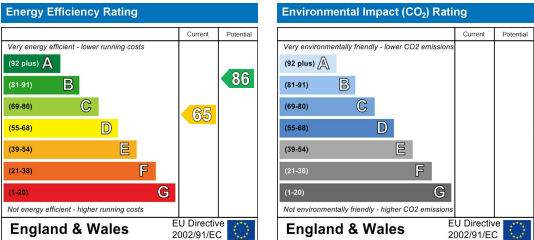
Paved patio seating area, remainder laid to lawn, enclosed by panel fencing.

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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