



138 BOLEYN'S AVENUE, BRAINTREE CM7

£1,200 PER MONTH

2 Bedrooms | 1 Bathrooms | 1 Reception

**** AVAILABLE MAY **** Situated within close proximity of Braintree's Town Centre & Station is this Two bedroom semi-detached home. The property comprises of a; large lounge/diner, modern fitted kitchen, two well-proportioned bedrooms and a modern bathroom. Externally there is a driveway which provides parking for up to two vehicles and a pleasant rear garden with a South-East facing aspect. We highly advise an early appointment to view.



Front of Property

Pathway to front entrance door. Paved driveway providing parking for up to two vehicles. Lawned area. Side access gate.

Entrance Hall

Carpet flooring. Window to side. Radiator. Stairs rising to First Floor. Under stairs storage cupboard.

Lounge

3.33m x 5.90m (10’ 11” x 19’ 4”)
Carpet flooring. Windows to front & rear. Two radiators.

Kitchen

2.28m x 3.35m (7’ 6” x 11’ 0”)
Comprising of a range of matching wall and base level units with roll edge worktops. Spaces for Fridge & Washing Machine. Stainless steel sink unit with mixer tap & drainer inset to worktop. Tiled flooring. Window to rear and door to side. Tiled splashbacks.

Bedroom One

2.66m x 4.30m (8’ 9” x 14’ 1”)
Carpet flooring. Window to front. Radiator. Built in wardrobe/cupboard.

Bedroom Two

2.88m x 3.16m (9’ 5” x 10’ 4”)
Carpet flooring to be laid. Window to rear. Radiator. Airing cupboard housing the combi boiler.

Bathroom

Three piece suite consisting of a panel bath with mixer tap & hair attachment, a low level WC and a pedestal wash hand basin. Tiled flooring. Obscure glazed window to rear. Radiator. Tiled splashbacks.

Rear of Property

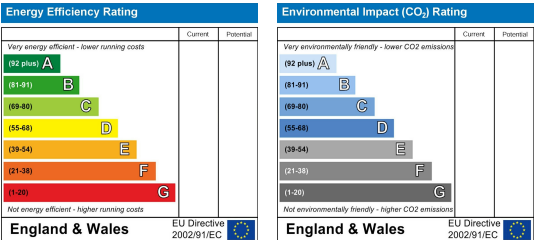
The South-Easterly rear garden initially commences with a small patio area with a pathway leading to the side access gate. Brick built outbuildings with power and lighting connected. Mainly laid to lawn.

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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