



40 GILBERT WAY, BRAINTREE CM7

OFFERS IN EXCESS OF £290,000

3 Bedrooms | 1 Bathrooms | 1 Reception

**** NO ONWARD CHAIN **** Situated within the sought after Fairview development, occupying a quiet cul-de-sac position overlooking the picturesque River Walk, this good sized family home makes for an IDEAL FIRST TIME PURCHASE, benefitting from UPVC double glazing throughout, with spacious Lounge/Dining area, and separate Kitchen. With three well proportioned bedrooms, and a great SOUTH FACING rear garden, the property further benefits from a Garage en-bloc, together with off street parking to the front of the property. Early viewing is highly advised in order to avoid disappointment



GROUND FLOOR

Entrance Porch

Door to;

Lounge/ Diner 23’5” x 16’0” (7.14 x 4.90)

Laminate flooring, double glazed window to front, french doors to rear, two radiators, electric fireplace, stairs rising to first floor, under stairs storage cupboard, door to;

Kitchen 8’11” x 7’6” (2.74 x 2.31)

Wall & base units with edged work surfaces, inset stainless steel sink, spaces for oven, fridge/freezer & washing machine, double glazed window & door to rear.

FIRST FLOOR

Landing

Carpet flooring, loft access, doors to;

Bedroom One 12’7” x 9’3” (3.86 x 2.84)

Carpet flooring, double glazed window to front, radiator.

Bedroom Two 10’11” x 10’0” (3.35 x 3.07)

Carpet flooring, double glazed window to rear, radiator.

Bedroom Three 9’8” x 6’7” (2.97 x 2.01)

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

Bathroom

Vinyl flooring, bath with shower over, pedestal hand wash basin, WC, obscure double glazed window to rear, heated towel rail.

EXTERIOR

Garden

Paved patio with steps leading up to lawn, shed to remain, rear access gate.

Garage

Single garage with up & over door.

Front

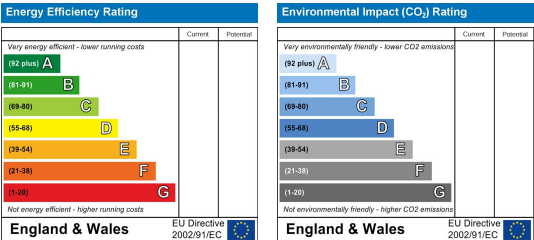
Steps leading up to front entrance, remainder laid to lawn.

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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