



## 17 CHELMER ROAD, BRAINTREE CM7

GUIDE PRICE £300,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* NO ONWARD CHAIN \*\*** Situated upon Chelmer Road, this popular design of THREE bedroom terraced home, with generous frontage giving off street parking for at least two vehicles, within close reach of sought after nearby schools. With a good sized Kitchen/Diner, Conservatory extension, and separate Living Room to front, THREE well proportioned bedrooms are on offer, together with a ground floor Cloakroom and a first floor family bathroom. Perfectly suited for both FIRST TIME BUYERS and home movers alike, viewing is highly advised in order to appreciate the attractive accommodation on offer.



GROUND FLOOR

Entrance Hall

Vinyl flooring, radiator, stairs rising to first floor, storage cupboard and further under stair storage

Cloakroom

Obscure window to front, WC, hand wash basin

Living Room 14’7” x 11’8” (4.47 x 3.57)

Laminate flooring, radiator, double glazed window to front aspect, storage cupboard

Kitchen/Diner 17’8” x 11’1” (5.39 x 3.40)

LVT flooring, double glazed window to rear aspect, patio doors to conservatory, dining space, shaker style kitchen with wall and base level units, integrated oven and four ring ceramic hob, dishwasher and washing machine space, radiator

Conservatory 11’2” x 9’6” (3.42 x 2.91)

Laminate flooring, double glazed windows to rear aspect, door to rear garden, radiator

FIRST FLOOR

Landing

Carpet flooring, doors to;

Bedroom One 14’5” x 11’8” (4.41 x 3.56)

Carpet flooring, radiator, double glazed window to front aspect

Bedroom Two 11’8” x 10’9” (3.57 x 3.28)

Carpet flooring, double glazed window to rear aspect, radiator

Bedroom Three 9’4” x 8’7” (2.86 x 2.64)

Carpet flooring, double glazed window to front aspect, radiator

Bathroom

Bath with shower over, WC, pedestal hand wash basin, double glazed window to rear aspect, radiator

EXTERIOR

Front

Block paved driveway to front with parking for at least two vehicles

Rear Garden

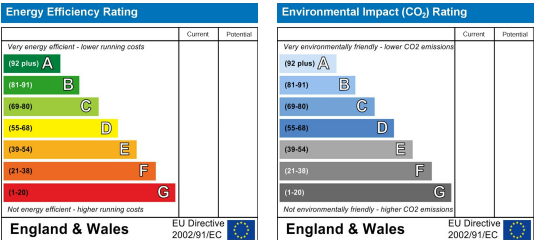
Paved patio area with garden laid to lawn with rear access gate.

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.



**Phone:** 01376 386555  
**Email:** info@branocsestates.co.uk  
**Website:** www.branocsestates.co.uk

Phoenix House 5 New Street  
Braintree  
Essex  
CM1 1ER

