



33 ALBEMARLE GARDENS, BRAINTREE CM7

OFFERS IN EXCESS OF £300,000

3 Bedrooms | 1 Bathrooms | 3 Receptions

**** CALLING ALL FIRST TIME BUYERS **** Situated upon the sought after Fairview development, within a peaceful cul-de-sac within a stones throw of the Blackwater Nature reserve, this well presented TWO/THREE bedroom semi-detached family home offers POTENTIAL TO EXTEND STPP, and enjoys generous ground floor living space, benefitting from a CONSERVATORY extension to the rear elevation. The first floor offers two DOUBLE bedrooms, whilst the original third bedroom has been converted to a Dressing Room for the Master Bedroom, but could easily be returned as a third bedroom if so desired. With a low maintenance spacious garden and Driveway parking, there is ample space for the growing family, whilst being within a short walk of good local schools, amenities, and the town centre. Early viewing is highly recommended in order to avoid disappointment.



GROUND FLOOR

Entrance Porch

Laminate flooring, double glazed window to front, door to;

Living Room 15’7” x 13’4” (4.76 x 4.07)

Double glazed window to front, electric fire, radiator, under stairs storage, stairs rising to first floor, french doors to;

Dining Room 8’2” x 7’3” (2.51 x 2.23)

Laminate flooring, radiator, french doors to Conservatory, opening to;

Kitchen 9’0” x 9’0” (2.76 x 2.75)

Tiled flooring, double glazed window to rear, wall & base units with roll edged work surfaces, stainless sink with mixer tap, spaces for appliances.

Conservatory 15’7” x 10’3” (4.76 x 3.13)

Tiled flooring, french doors to rear.

FIRST FLOOR

Landing

Carpet flooring, cupboard, doors to;

Bedroom One 11’10” x 9’7” (3.61 x 2.93)

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

Bedroom Three/ Dressing Room 6’9” x 6’9” (2.07 x 2.07)

Carpet flooring, radiator, double glazed window to front.

Bedroom Two 10’0” x 9’7” (3.06 x 2.93)

Carpet flooring, radiator, double glazed window to rear.

Bathroom

Vinyl flooring, shower enclosure, pedestal hand wash basin, WC, obscure double glazed window to rear.

EXTERIOR

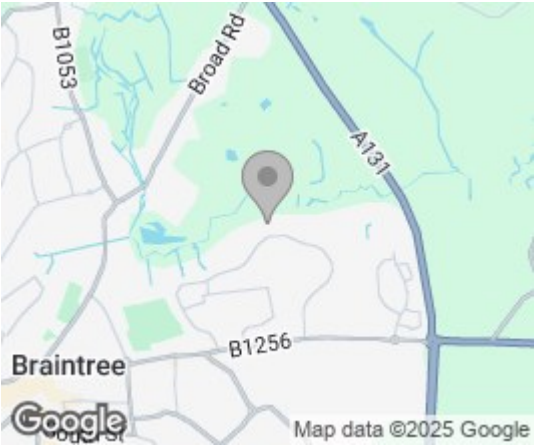
Garden

Fully enclosed garden commencing with paved patio, remainder laid to lawn.

Front Of Property

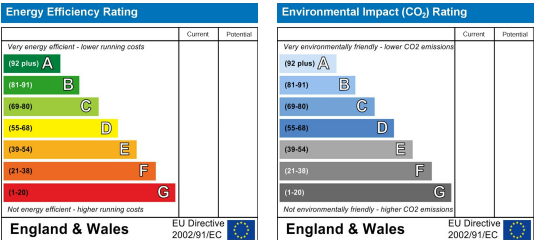
Driveway to side with remainder laid to lawn.

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.



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

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

