



7 CHURCHILL ROAD, BRAINTREE CM7

GUIDE PRICE £300,000

3 Bedrooms | 1 Bathrooms | 1 Reception

**** THE PERFECT START **** Ideally located within easy reach of Braintree Town Centre, the train station, and well-regarded Primary & Secondary Schools, this SPACIOUS THREE DOUBLE BEDROOM end-terraced home is set on the popular Churchill Road and is presented in GOOD DECORATIVE ORDER, making it an ideal purchase for first-time buyers and buy-to-let investors alike.

The accommodation comprises a welcoming entrance hall, SPACIOUS KITCHEN/DINER, generous LOUNGE, and GROUND FLOOR CLOAKROOM. Upstairs are THREE DOUBLE BEDROOMS and a MODERN FAMILY BATHROOM.

Outside, the property benefits from a LOW MAINTENANCE REAR GARDEN, along with a SINGLE GARAGE AND PARKING TO THE REAR.

A superb home offering SPACE, LOCATION, AND PRACTICALITY, early viewing is highly recommended.



GROUND FLOOR

Entrance Hall

Laminate flooring, stairs rising to first floor, doors to;

Cloakroom

Vinyl flooring, corner hand wash basin, WC, obscure double glazed window to front, heated towel rail.

Kitchen/ Diner 15’7” x 8’5” (4.75 x 2.57)

Vinyl flooring, matching wall & base units, one & a half sink with mixer tap, spaces for all appliances, double glazed window to front, radiator.

Lounge 14’7” x 10’4” (4.45 x 3.17)

Laminate flooring, two double glazed windows to rear, radiator

Inner Hallway

Laminate flooring, door to garden.

FIRST FLOOR

Landing

Carpet flooring, airing cupboard, loft access, doors to;

Bedroom One 13’3” x 8’5” (4.06 x 2.59)

Carpet flooring, radiator, double glazed window to front.

Bedroom Two 12’7” x 8’5” (3.86 x 2.59)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Three 9’4” x 8’7” (2.87 x 2.64)

Carpet flooring, radiator, double glazed window to rear.

Bathroom

Obscure double glazed window to front, pedestal hand wash basin, bath with shower over, WC, radiator.

EXTERIOR

Front Of Property

Lawned frontage with path to front entrance.

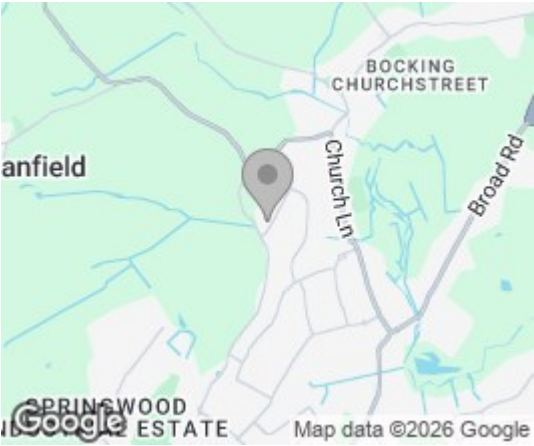
Garden

Fully enclosed garden with raised eating areas, door to Garage, double gates leading to parking.

Garage

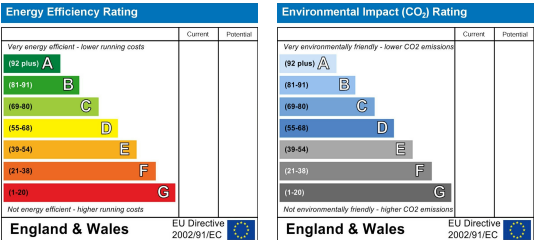
Single Garage to rear.

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

