



**SCOTT
MADDISON**



17 Samuel Courtauld Avenue

Braintree CM7 5GJ

Asking Price £299,950

Freehold



17 Samuel Courtauld Avenue

Braintree CM7 5GJ

Asking Price £299,950



HALL

Part-glazed entrance door to hall, laminate flooring. Radiator. Cupboard housing shelving and light

CLOAKROOM

Low level WC, wash hand basin, radiator, double-glazed window to front

KITCHEN

7'6" x 5'10" (2.29m x 1.78m)

Laminate flooring, wall and base units, integrated oven with four ring gas hob and extractor hood over, integrated fridge, freezer and dishwasher, space for washing machine, double glazed window to front. Cupboard housing the gas fired boiler

LOUNGE DINER

17'3" x 12'8" (5.26m x 3.86m)

Wood laminate flooring. French doors leading to the rear garden. Stairs rising to the first floor, two radiators, wall mounted electric feature fire option.

LANDING

Fitted carpet, access to loft space

BEDROOM ONE

9'10" x 9'3" (3.00m x 2.82m)

Fitted carpet, double glazed window to rear aspect, fitted wardrobes, radiator.

EN' SUITE SHOWER

Shower enclosure, WC, hand wash basin, double glazed window to side.

BEDROOM TWO

12'9" x 8'9" reducing 5'9" (3.89m x 2.67m reducing 1.75m)

Fitted carpet, double glazed window to front, radiator, cupboard housing the hot water cylinder

BATHROOM

Tiled flooring, bath with shower over, low level WC, wash hand basin, double glazed window to side, radiator.

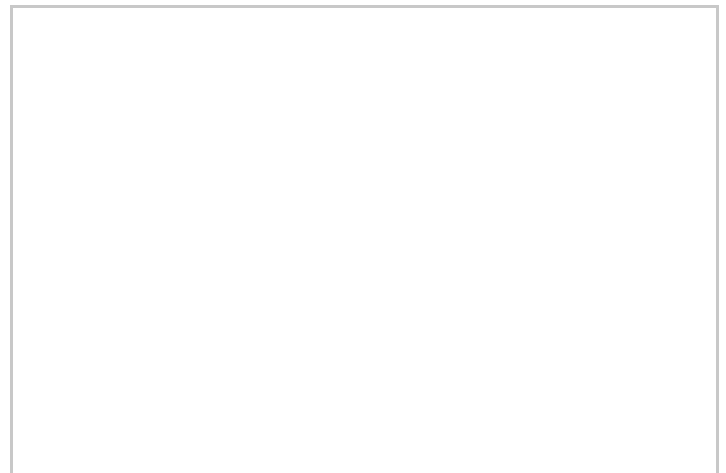
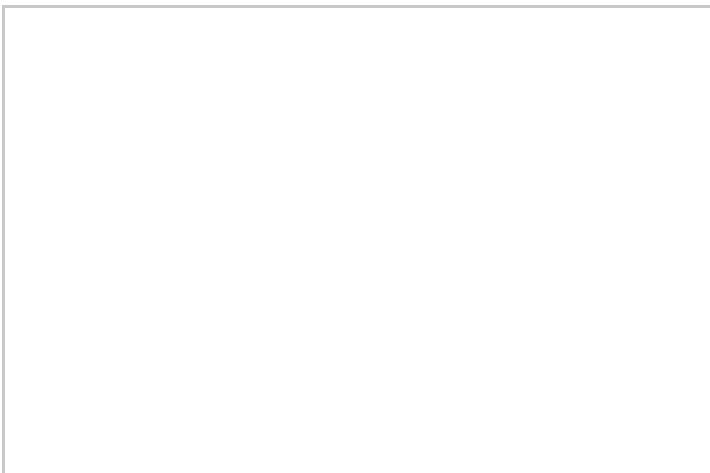
OUTSIDE

The rear garden extends to approximately 30 feet in depth, commencing patio, terrace and seating area. Remainder mainly laid to lawn, enclosed by panel fencing. Rear gate and access to the single car parking space and brick-built garage with up and over door, power and light connected, internal measurement 22 feet 10 x 9 feet 11. The garden is south east facing.

SERVICES

We understand that mains electricity, water and gas are connected to the property.

Council Tax Band: C



Road Map



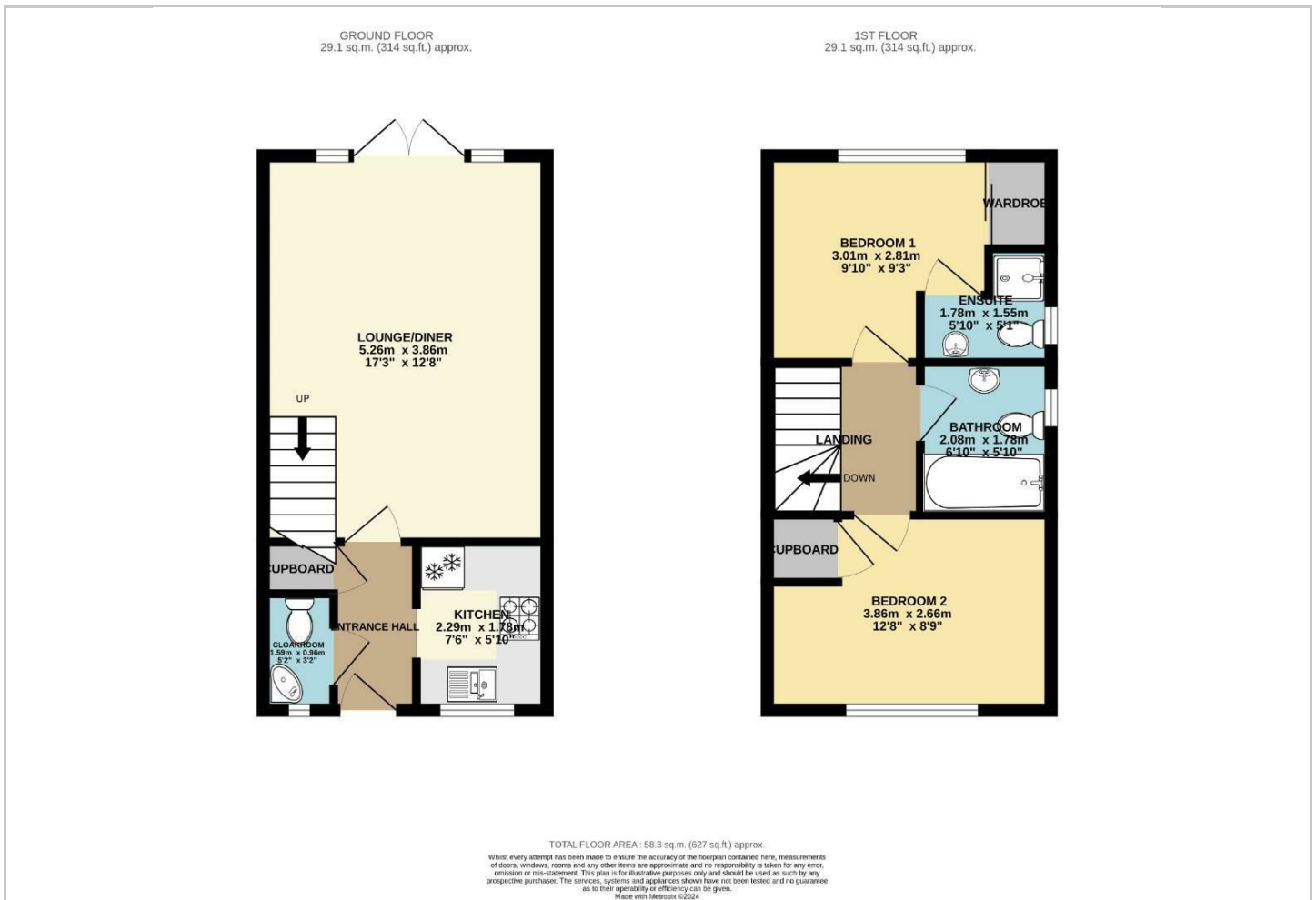
Hybrid Map



Terrain Map



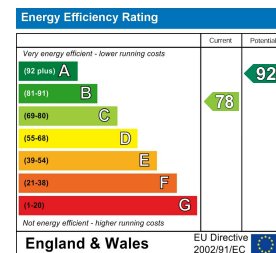
Floor Plan



Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.