

for sale

guide price **£300,000**



Panfield Lane Braintree CM7 5RP

****Guide Price £300,000-£325,000****

This three bedroom semi-detached home is nestled in an elevated position, offering a bright and airy atmosphere throughout.

This home benefits from No Onward Chain making it an ideal opportunity for a smooth



Panfield Lane Braintree CM7 5RP

Entrance Hall

Stairs leading to the first floor, radiator.

Living Room/Dining Room

21' 9" x 14' 3" (6.63m x 4.34m)

Double glazed window to the front aspect, double glazed patio to the rear aspect, two radiators,

Kitchen

13' 8" x 8' 6" (4.17m x 2.59m)

Inset stainless steel sink unit one and a half bowl with left hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in double oven, hob and extractor fan, two built in fridge's, washing machine and dishwasher to remain,

double glazed window and door to the rear aspect.

Conservatory

11' 5" x 10' 2" (3.48m x 3.10m)

Double glazed french doors to the rear aspect, double glazed windows to the side and rear aspect, radiator, newly fitted roof.

First Floor Landing

Loft access

Bedroom One

13' 7" x 11' 1" (4.14m x 3.38m)

Double glazed window to the front aspect, radiator, two storage cupboards



Bedroom Two

14' 4" into wardrobe x 10' 9" (4.37m into wardrobe x 3.28m)
Double glazed window to the rear aspect, radiator, built in sliding door wardrobe.

Bedroom Three

9' 4" x 7' 5" (2.84m x 2.26m)
Double glazed window to the front aspect, radiator.

Family Bathroom

Low level WC, pedestal hand wash basin, corner bath with shower unit above, downlighters, double glazed window to the rear aspect.

Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, greenhouse to remain, brickbuilt shed, two sheds to remain, outside lighting, gate providing access to the front of the property.

Loft Space

Scope for a loft conversion subject to planning permission, fully boarded, light and ladder.

Parking

Ample on street parking is available





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01376 552 222
E braintree@connells.co.uk

17 Great Square
 BRAINTREE CM7 1TX

Property Ref: BRT308067 - 0003

Tenure: Freehold

EPC Rating: Awaited

view this property online connells.co.uk/Property/BRT308067



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk