

for sale

guide price **£300,000**



## Glebe Avenue Braintree CM7 5RA

**\*\*Guide Price £300,000-£325,000\*\***

Brand new to the market is this charming three bedroom semi-detached house which perfectly balances comfort and convenience.





# Glebe Avenue Braintree CM7 5RA

## Entrance Hall

Stairs leading to the first floor, radiator, storage cupboard.

## Living Room

12' 3" max x 11' 6" ( 3.73m max x 3.51m )

Double glazed window to the front aspect, radiator, electric fireplace.

## Kitchen/Dining Room

18' 6" x 9' 7" ( 5.64m x 2.92m )

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's under, built in oven, hob and extractor fan, space for washing machine, dishwasher and fridge-freezer, radiator, double

glazed window to the rear aspect, double glazed patio doors to the rear aspect.

## First Floor Landing

Loft access, double glazed window to the side aspect.

## Bedroom One

12' 4" x 11' 6" ( 3.76m x 3.51m )

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

## Bedroom Two

12' 4" x 9' 3" ( 3.76m x 2.82m )

Double glazed window to the rear aspect, radiator., storage cupboard.





### **Bedroom Three**

8' 7" x 8' ( 2.62m x 2.44m )

Double glazed window to the front aspect, radiator, storage cupboard.

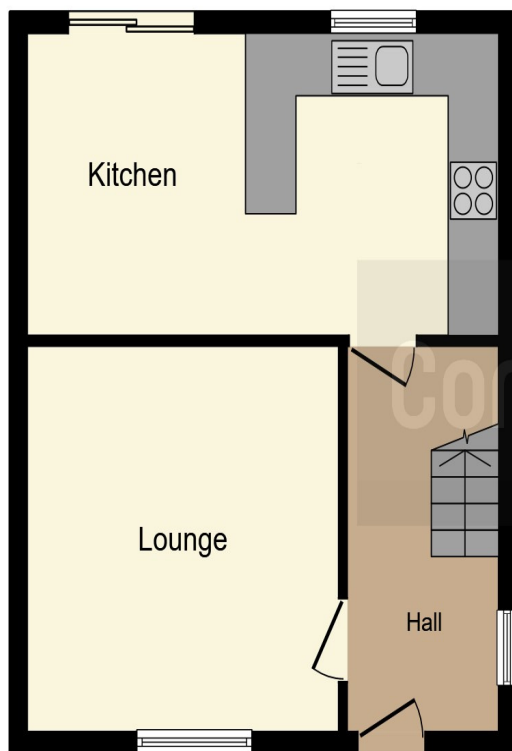
### **Family Bathroom**

Low level WC, pedestal hand wash basin, paneled bath with shower unit above, radiator, double glazed window to the side and rear aspect.

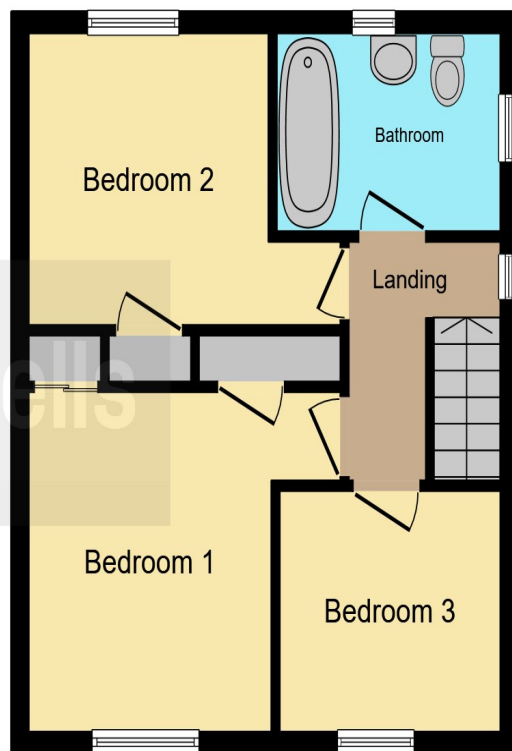
### **Rear Garden**

Commences with a decked area with the remainder of the garden laid to lawn, two brick built sheds, shed to remain, side access.





**Ground Floor**



**First Floor**

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**Tenure:** Freehold

**EPC Rating:** D

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