

for sale

guide price **£245,000**



## Church Street Braintree CM7 5LJ

Unlock the potential of this three bedroom semi-detached house, a blank canvas for your creative vision. This gem is primed for transformation, offering endless potential to create your perfect home.

The added benefit of No Onward Chain, you can embark on your renovation journey without delay.





# Church Street Braintree CM7 5LJ

## Entrance Hall

Stairs leading to the first floor

## Living Room

12' x 11' 7" ( 3.66m x 3.53m )  
Window to the front aspect, radiator.

## Kitchen

Irregular Shaped Room 10' 9" Maximum x 8' 6" Maximum ( 3.28m Maximum x 2.59m )  
Working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob and extractor fan, space for appliances, french doors to the rear aspect.

## Utility Room

9' 7" x 6' 6" ( 2.92m x 1.98m )

Inset stainless steel sink unit with right hand drainer with cupboard under, working surface to the side with a matching range of wall mount units, space for appliances, window to the side aspect. Open access to the kitchen.

## Downstairs Bathroom

Low level WC, hand wash basin, bath with shower unit above, radiator, two windows to the side aspect.

## First Floor Landing

Loft access





### **Bedroom One**

15' 2" Maximum x 9' 9" Maximum ( 4.62m Maximum x 2.97m Maximum )

Two window to the front aspect, radiator, range of fitted wardrobes.

### **Bedroom Two**

11' 1" x 9' 5" ( 3.38m x 2.87m )

Window to the rear aspect, radiator.

### **Bedroom Three**

8' 1" x 7' 8" ( 2.46m x 2.34m )

Window to the rear aspect, radiator.

### **Rear Garden**

Laid to lawn, shed to remain.





**Ground Floor**

**First Floor**

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17 Great Square  
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Property Ref: BRT308143 - 0002

**Tenure:** Freehold

**EPC Rating:** C

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