



Connells

Orion Way
Braintree



Property Description

A three bedroom mid terrace house is the perfect first time purchase, offering ample space and comfort. The house is well presented, with modern decor and plenty of natural light throughout and is situated on the highly sought after 'Fairview Development'.

As you step inside, you are greeted by a spacious living room/dining room that radiates warmth and comfort with doors leading to the rear garden. Additionally to the ground floor there is an entrance hall and a kitchen.

The first floor offers three bedrooms and a family bathroom.

Externally, this family home enjoys a private rear garden, a garage and on street parking.

This modern home is situated in close proximity to both reputable 'Great Bradfords Infant and Nursery' and 'Great Bradfords Junior School'. Additionally this home is a stones throw from open fields and the 'River Blackwater' which leads down to 'Bocking Blackwater Nature Reserve' perfect for those outdoor enthusiasts.

Furthermore this property is within a short distance to Braintree Town Centre and Braintree Train Station which provides links to London Liverpool Street. Additionally, the A131 and A120 are easily accessible providing excellent transport links to Chelmsford City and Stansted Airport.

This family home is also a short drive from 'Braintree Village' with a variety of shopping and leisure facilities and a Tesco store.

Overall, a three bedroom mid terrace house offers a comfortable and practical living space for any family.

Entrance Hall

Stairs leading to the first floor, radiator.

Living Room/Diner

22' max x 12' 8" max (6.71m max x 3.86m max)

Double glazed window to the front aspect, double glazed french doors to the rear aspect, radiator, under stair storage cupboard.

Kitchen

9' 3" x 7' 9" (2.82m x 2.36m)

Inset stainless steel sink unit with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, space for cooker, washing machine and fridge-freezer, double glazed window and door to the rear aspect.

First Floor Landing

Airing cupboard

Bedroom One

11' 9" x 9' 7" max (3.58m x 2.92m max)

Double glazed window to the front aspect, radiator, loft access.

Bedroom Two

10' x 9' 6" max (3.05m x 2.90m max)

Double glazed window to the rear aspect, radiator,

Bedroom Three

6' 8" x 6' 7" (2.03m x 2.01m)

Double glazed window to the front aspect,

radiator.

Family Bathroom

Low level WC, pedestal hand wash basin, paneled bath with shower unit above, heated towel rail, double glazed window to the rear aspect.

Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, shed to remain, outside tap, gate to the rear providing access to the garage.









EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BRT308383

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

Property Ref: BRT308383 - 0004