



Bulrush Close

Braintree, CM7 1WA

Freehold
Tax Band: D

Guide Price £350,000



Boasting NO ONWARD CHAIN and offering an impressive plot with 75' REAR GARDEN, a spacious 18' DUAL ASPECT lounge & 17' kitchen/breakfast room is this three bedroom SEMI-DETACHED property. Benefiting from a RECENTLY REFITTED BOILER, an EN-SUITE to master, family bathroom & d/stairs cloakroom plus a GARAGE (potential to convert) with driveway parking for two vehicles. Offered with plenty of POTENTIAL TO EXTEND (STPP), ideally located close to local amenities/schools and Braintree Town Centre/Station - Ideal for first time buyers!!



Bulrush Close, Braintree, CM7 1WA

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part double glazed secure main entry door, stairs to first floor, radiator, wood flooring.

CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, pedestal wash hand basin with tiled splash back, radiator, wood flooring.

LOUNGE:

18'00 x 11'5 (5.49m x 3.48m)

Double glazed windows to front and side aspects, under stairs storage cupboard, two radiators, wood flooring.

KITCHEN / DINER:

17'11 x 8'11 (5.46m x 2.72m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor over, integrated fridge/freezer and dishwasher, space for washing machine, wall-mounted boiler (in cupboard), radiator, vinyl flooring. French doors to rear garden and side access door to driveway.

FIRST FLOOR ACCOMMODATION:

LANDING:

Airing cupboard, loft access, carpeted flooring.

MASTER BEDROOM:

10'09 x 9'01 plus door recess (3.28m x 2.77m plus door recess)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

EN-SUITE:

Enclosed and fully tiled single shower unit, low level WC, pedestal wash hand basin with tiled splash back, extractor fan, radiator, vinyl flooring.

BEDROOM TWO:

10'10 x 7'07 plus door recess (3.30m x 2.31m plus door recess)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

BEDROOM THREE:

8'00 x 5'09 plus door recess (2.44m x 1.75m plus door recess)

Double glazed window to front aspect, built-in wardrobe, radiator, carpeted flooring.

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath, low level WC, pedestal wash hand basin with tiled splash back, extractor fan, radiator, vinyl flooring.

EXTERIOR:

REAR GARDEN:

Sizeable 75' rear garden, enclosed by fencing and comprising large patio area to property rear with remainder mainly laid to lawn, storage shed, mature shrubs to rear border, access door to garage and gated side access.

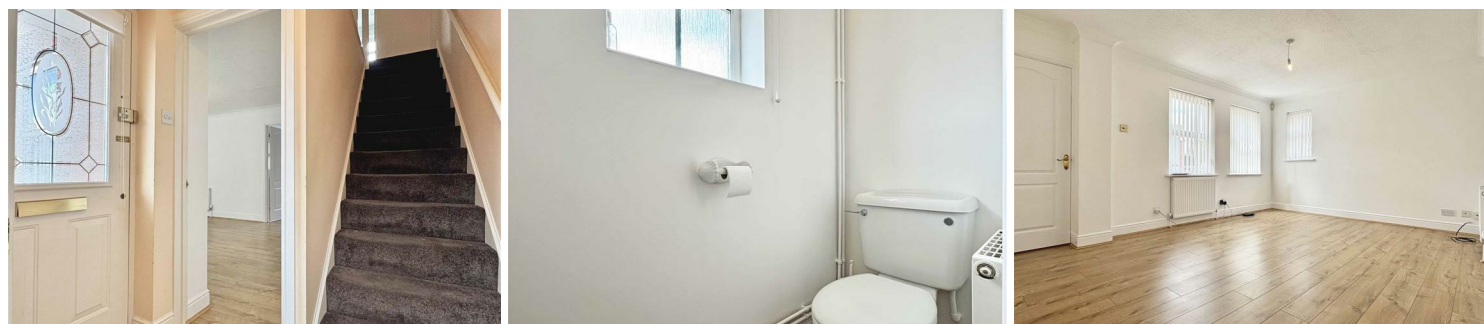
GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Driveway parking for two vehicles.

AGENTS NOTES:

Council Tax Band: D

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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