



Marlborough Road, Braintree, CM7 9LT



welcome to

Marlborough Road, Braintree

** GUIDE PRICE £350,000-£375,000 ** William H Brown are pleased to offer this spacious three-bedroom detached family home situate in the popular Fairview Development and within walking distance to Great Bradfords Primary School, Shops, Blackwater Nature Reserve



Entrance Hall

Two double glazed windows and door to front aspect. Stairs to first floor. Radiator.

Lounge

12' 8" x 13' 11" (3.86m x 4.24m)

Double glazed bay window to front aspect. Radiator, Laminate flooring. Pendant lighting.

Dining Area

10' 5" x 10' 10" (3.17m x 3.30m)

Double glazed window to rear aspect. Range of base and eye level units with work surface over. Radiator.

Space for fridge freezer. Pendant lighting.

Kitchen Area

8' x 13' 3" (2.44m x 4.04m)

Double glazed window to rear aspect. Door to side aspect. Range of base and eye level units with work surface over incorporating a sink drainer unit with hot and cold mixer tap. Plumbing and space for dishwasher and washing machine. Wall mounted boiler. Oven with extractor fan over. Laminate flooring. Pendant lighting.

Conservatory

6' 5" x 12' 2" (1.96m x 3.71m)

Double glazed windows all around. Double glazed French doors to front and rear aspect.

First Floor Landing

Double glazed window to side aspect. Doors leading to

Bedroom One

11' x 13' 4" (3.35m x 4.06m)

Double glazed window to front aspect. Triple wardrobes. Radiator. Carpets. Pendant lighting.

Bedroom Two

10' 3" x 11' 10" (3.12m x 3.61m)

Double glazed window to rear aspect. Radiator. Carpets. Pendant lighting.

Bedroom Three

7' 9" x 10' 2" (2.36m x 3.10m)

Double glazed window to front aspect. Radiator. Carpets. Pendant lighting.

Bathroom

8' 5" x 5' 5" (2.57m x 1.65m)

Obscures double glazed window to rear aspect. Side panel bath with over head shower. Vanity hand wash basin and low level WC incorporated in built in cupboards. Heated towel rail. Inset spot lights.

Garden

Low maintenance decked rear garden. Enclosed by panel fencing.

Parking

Driveway providing off street parking for several cars.



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Marlborough Road, Braintree

- Three Bedroom Detached House
- Spacious Accommodation
- Walking Distance to Great Bradfords Primary School
- Situated on the Popular Fairview Development
- Off Street Parking for Multiple Cars

Tenure: Freehold EPC Rating: D

guide price

£350,000 - £375,000



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 experience(s). Powered by www.houseagent.com



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Property Ref:
BTR108777 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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