



Aetheric Road, Braintree CM7 2NF

welcome to

Aetheric Road, Braintree

William H Brown are pleased to offer this spacious and well presented three bedroom semi-detached family home conveniently situated within short walking distance to Braintree Town Centre and approximately 10 minutes walk to Braintree Railway Station.



Hallway

12' 2" x 3' 10" (3.71m x 1.17m)

Radiator. Stairs to first floor. Doors leading to

Cloakroom

4' 5" x 4' 3" (1.35m x 1.30m)

Obscure double glazed window to side aspect. Low level WC. Pedestal hand wash basin. Heated towel rail.

Lounge

12' x 9' 9" (3.66m x 2.97m)

Double glazed window to front aspect. Radiator.

Kitchen / Diner

18' 9" x 11' 7" (5.71m x 3.53m)

Double glazed sliding patio doors to rear garden. Double glazed door to rear garden. Double glazed window to side aspect. Range of base and eye level unit with work surface over. Stainless steel sink drainer with hot and cold mixer tap with detachable hose jet sprinkler. Space for American style fridge freezer. Integrated oven. Four ring gas hob with over head extractor fan. Storage cupboard incorporating wall mounted boiler.

Landing

Double glazed window to side aspect. Radiator. Loft access. Doors leading to

Bedroom One

11' 9" x 10' (3.58m x 3.05m)

Double glazed window to rear aspect. Radiator.

Bedroom Two

10' x 12' (3.05m x 3.66m)

Double glazed window to front aspect. Radiator. Built in cupboard.

Bedroom Three

9' 9" x 7' (2.97m x 2.13m)

Double glazed window to rear aspect. Radiator

Bathroom

6' 11" x 4' 8" (2.11m x 1.42m)

Obscure double glazed window to side aspect. Panel enclosed bath with plumbed in shower. Low level WC. Vanity hand wash basin. Part tiled walls. Tiled flooring. Heated towel rail.

Garden

Decked seating area with pergola. Mainly laid to lawn. Enclosed by panel fencing. Side gate.

Parking

Block paved driveway providing off street parking for multiple cars.



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welcome to

Aetheric Road, Braintree

- Three Bedroom Family home
- Semi Detached
- Well Presented Throughout
- Large Driveway
- Double Glazing

Tenure: Freehold EPC Rating: C

offers over

£330,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109053 - 0004

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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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