



Saunders Avenue, Braintree, CM7 2ST

welcome to

Saunders Avenue, Braintree

William H Brown are pleased to offer this spacious three bedroom semi-detached family home situated in a convenient location within walking distance to Braintree Town Centre and Railway Station.



Porch

Single glazed panel door leading to

Hall

Understairs cupboard with meters and storage. Radiator. Corridor to door to external lobby with utility areas. Shoe cupboard. Kardine flooring.

Cloakroom

Obscure double glazed window to side aspect. Low level WC. Hand wash basin with flip handle mixer tap. Part tiled walls. Vinyl flooring. Radiator.

Lounge

12' 1" x 13' (3.68m x 3.96m)
Double glazed window to front aspect. Radiator. Wall mounted modern gas fire. Newly fitted carpets. TV & Wifi point. Multiple plug sockets.

Kitchen Area

10' 5" x 8' 2" (3.17m x 2.49m)
Double glazed windows to rear aspect. Range of base and eye level units with roll edged work surface over, incorporating a one and a half sink plus drainer with hot and cold flip handle mixer taps. Under wall-cupboard lighting. White tile/glass accents form splash back behind entire workspace. Cupboard housing wall mounted boiler. Space for cooker with overhead extractor fan. Plumbing and space for dishwasher. Space for American style fridge freezer. Under cupboard built-in fan heater at floor level. Kardine floor tiles flow through from hallway and extend into dining area.

Dining Area

10' 6" x 10' 6" (3.20m x 3.20m)
Double glazed door to rear garden. Double glazed window to rear aspect. Radiator. Open display area with lighting. TV point.

Utility Room

Plumbing and space for washing machine. Space for dryer. Vent. Wall and base units incorporating a stainless steel sink drainer. Door to small room with space for fridge freezer.

First Floor Accommodation

Landing

Double glazed window to side aspect. Radiator. Loft access with built in drop down ladder. Loft is fully boarded and well lit. Access to cold water cistern. Access to all bedrooms and shower room.

Bedroom One

12' 1" x 13' (3.68m x 3.96m)
Double glazed window to front aspect. Radiator. Wall lights. Newly fitted carpets. Wardrobes available by negotiation.

Bedroom Two

10' 8" x 12' 4" (3.25m x 3.76m)
Double glazed window to rear aspect. Radiator. Hot water cistern and airing shelves in built in cupboard. Newly fitted carpets.

Bedroom Three

7' 8" x 8' 4" (2.34m x 2.54m)
Double glazed window to rear aspect. Multiple power points. Radiator. Currently used as a library, the storage units will remain.

Shower Room

Obscure double glazed window to side aspect. Walk in shower cubicle. Low level WC and Hand wash basin mounted in continuous vanity units. Movement-sensor controlled ceiling spotlights. Heated towel rail / radiator.

Parking

Driveway providing off street parking for two/ three cars. Door leading to external Lobby, through to rear garden and both utility rooms.

Garden / Exterior

External power points with RCD on outside of utility room for fountain and electric tools. Water tap on external kitchen wall. Greenhouses to remain. Sheds to remain by negotiation. Raised beds to remain.

Electric supply to an external power point as well as lighting and power to 2 sheds and a greenhouse.

This is a Mature approximately 70' garden with collection of unusual species of trees and shrubs to remain - for garden lovers and flower arrangers. List of species available. Ramp with railing to access garden from kitchen door, originally installed for a wheel chair user, is safe and user friendly!

Agent Note

The property is under going works for subsidence that is being carried out by the insurance company of which there will be a signed off certificate.



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welcome to

Saunders Avenue, Braintree

- Three Bedroom Semi Detached House
- Ground Floor Cloakroom
- Gas Central Heating
- Double Glazing
- Rear Garden

Tenure: Freehold EPC Rating: Awaited

guide price

£325,000



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 inspection(s). Powered by www.flooragart.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
BTR109105 - 0003

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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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