



Rodney Gardens, Braintree, CM7 9TS

welcome to

Rodney Gardens, Braintree

NO ONWARD CHAIN! William H Brown presents this fantastic three-bedroom detached family home in the sought-after Fairview Development. Within walking distance of Great Bradfords Primary School, local shops, and Blackwater Nature Reserve, this is an opportunity not to be missed — act fast!



Hallway

Stairs to first floor. Radiator. Built in cupboard.

Lounge

14' x 13' 11" (4.27m x 4.24m)

Double glazed window to front aspect. Understairs cupboard. Radiator.

Dining Room

9' 1" x 8' (2.77m x 2.44m)

Double glazed French doors to rear garden. Radiator.

Kitchen

7' 1" x 9' (2.16m x 2.74m)

Double glazed window to rear aspect. Double glazed door to rear garden. Range of base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Space for cooker & fridge / freezer. Plumbing and space for washing machine.

Landing

Loft access.

Bedroom One

12' 4" x 9' 5" (3.76m x 2.87m)

Double glazed window to front aspect. Radiator.

Bedroom Two

11' 4" x 8' 7" (3.45m x 2.62m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

7' 10" x 6' 2" (2.39m x 1.88m)

Double glazed window to front aspect. Radiator.

Bathroom

Obscure double glazed window to rear aspect. Side panel bath with plumbed in shower. Vanity unit incorporating hand wash basin and WC.

Exterior

Commencing with patio seating area and remainder laid to lawn. Access to garage. Enclosed by panel fencing.

Parking

Driveway providing off street parking for multiple cars leading to garage.

Garage

18' 8" x 9' 6" (5.69m x 2.90m)



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welcome to

Rodney Gardens, Braintree

- No Onward Chain
- Three Bedroom Detached House
- Popular Fairview Development
- Double Glazing
- Close to Blackwater Nature Reserve

Tenure: Freehold EPC Rating: D

Council Tax Band: C



£350,000

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.localagent.com



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Property Ref:
BTR109335 - 0004

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