



**Glebe Avenue, Braintree, CM7 5RA**

**welcome to**

**Glebe Avenue, Braintree**

**\*\* GUIDE PRICE £290,000 - £310,000 \*\*** William H Brown are pleased to offer this well presented three bedroom family home situated in a convenient location with good access to Braintree Town Centre and Tabor High School.



### **Hallway**

Radiator; Understairs cupboard.

### **Lounge**

12' 5" x 12' 3" max ( 3.78m x 3.73m max )

Double glazed window to front aspect. Radiator.

### **Kitchen / Diner**

8' 7" x 19' 2" ( 2.62m x 5.84m )

Double glazed window to rear aspect. Double glazed French doors to rear garden.. Range of base and eye level units with work surface incorporating sink drainer with hot and cold mixer taps. Space for range cooker. Plumbing and space for washing machine and tumble dryer. Space for fridge freezer.

### **Landing**

Loft access. Airing cupboard.

### **Bedroom One**

11' 1" + recess x 12' 3" max ( 3.38m + recess x 3.73m max )

Double glazed window to front aspect. Radiator.

### **Bedroom Two**

8' 6" x 11' 3" ( 2.59m x 3.43m )

Double glazed window to rear aspect. Radiator.

### **Bedroom Three**

9' 9" max x 7' 2" max ( 2.97m max x 2.18m max )

Double glazed window to front aspect. Radiator.

### **Bathroom**

Two obscure double glazed windows to rear aspect. Walk in shower cubicle. Panel enclosed bath. low level WC. Vanity hand wash basin.

### **Garden**

Large rear garden commencing with patio area and remainder laid to lawn. Enclosed by panel fencing, Brick built storage. Shed. Covered access leading to front.

### **Parking**

Driveway providing off street parking for two cars.



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welcome to

## Glebe Avenue, Braintree

- Three Bedroom Family Home
- Well Presented Throughout
- Double Glazing
- Gas Central Heating
- Good Access to Tabor High School

Tenure: Freehold EPC Rating: C

guide price

**£290,000 - £310,000**



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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR109437 - 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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