

Glebe Avenue, Braintree, CM7 5RA

welcome to

Glebe Avenue, Braintree

** GUIDE PRICE £280,000 - £290,000 ** 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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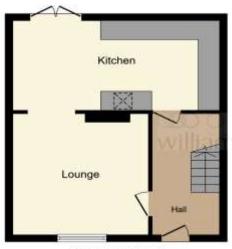
- Three Bedroom Family Home
- Well Presented Throughout
- Double Glazing
- Gas Central Heating
- Good Access to Tabor High School

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

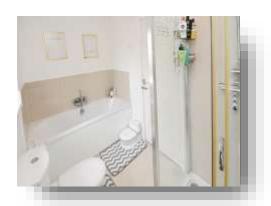
£280,000 - £290,000





Ground Floor First

This floor plan is for Bushalive purposes only. It is not drawn to soals. Any measurement, floor enses (including any lotal floor ense), openings and orientation are approximate. No intelless are guaranteed, they cannot be resed upon the purpose and they do not form part of any agreement. No liability is taken for any error, onission or misstatement. A party made set young to our impectancy). Powered by www.focalagent.com









Please note the marker reflects the postcode not the actual property





Property Ref: BTR109437 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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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.