



Springfields, Braintree, CM77 6GE

welcome to

Springfields, B raintree

**** GUIDE PRICE £325,000 - £350,000 **** William H Brown are delighted to present this stylish and well-maintained three-bedroom end-terrace home, ideally located on the edge of a popular development between Rayne village and Braintree Town Centre.



Hallway

Stairs to first floor.

Cloakroom

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

Lounge

15' 8" x 15' 2" (4.78m x 4.62m)

Double glazed window to rear aspect. Double glazed French doors to rear garden. Two radiators. Under stairs cupboard.

Kitchen

8' 1" x 11' 2" (2.46m x 3.40m)

Double glazed window to side aspect. Range of matching base and eye level units with work surface over incorporating a one and a half stainless steel sink drainer with hot and cold mixer taps. Space for range cooker. Overhead extractor fan. Plumbing and space for washing machine and dishwasher. Space for fridge freezer. Cupboard housing boiler.

Landing

Loft access. Airing cupboard.

Bedroom One

9' 8" x 10' 4" (2.95m x 3.15m)

Double glazed window to front aspect. Radiator. Build in double cupboard.

En-Suite

Obscure double glazed window to front aspect. Walk in shower cubicle. Low level WC. Vanity hand wash basin. Heated towel rail.

Bedroom Two

8' 3" x 10' (2.51m x 3.05m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

6' 8" x 8' 9" (2.03m x 2.67m)

Double glazed window to rear aspect. Radiator.

Bathroom

Obscure double glazed window to side aspect. Roll top bath with central hot and cold mixer tap. Vanity hand wash basin. Low level WC. Radiator.

Garden

Good size rear garden commencing with patio seating area and remainder laid to lawn. Enclosed by panel fencing. Door to garage.

Parking

Driveway providing off street parking leading to garage.

Garage

15' 7" x 7' 9" (4.75m x 2.36m)



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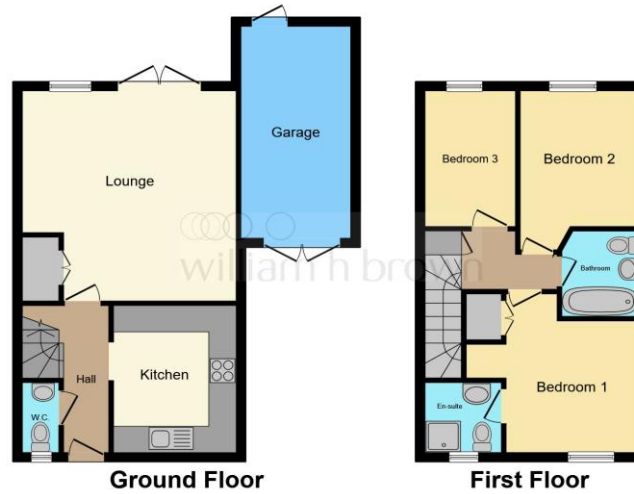
Springfields, Braintree

- Three Bedroom Family Home
- End-Terraced
- En-Suite & Ground Floor Cloakroom
- Double Glazing
- Good Size Rear Garden

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

guide price

£325,000 - £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.focalagent.com



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Property Ref:
BTR109764 - 0002

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