



Romney Close, Braintree, CM7 5TE

welcome to

Romney Close, Braintree

**** GUIDE PRICE £290,000 - £300,000 **** Welcome to this three-bedroom end-of-terrace property, perfectly blending modern living with everyday convenience. Offered with NO ONWARD CHAIN, this home presents a fantastic opportunity for first-time buyers or those seeking a smooth and stress-free move.



Hallway

Radiator, Stairs to first floor. Two understairs cupboards.

Ground Floor Cloakroom

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

Lounge

15' 4" x 10' 9" (4.67m x 3.28m)
Double glazed window to front aspect. Feature fireplace with electric fire. Radiator.

Dining Room

8' 5" x 9' 2" (2.57m x 2.79m)
Double glazed window to rear aspect. Double glazed door to rear garden. Radiator.

Kitchen

9' 2" x 9' 7" (2.79m x 2.92m)
Double glazed window to rear aspect. Double glazed door to rear garden. Range of matching base and eye level units with work surface over incorporating a one and a half sink drainer with hot and cold mixer taps. Integrated oven with four ring gas hob and over head extractor fan. Integrated fridge and freezer. Plumbing and space for washing machine.

Landing

Loft access. Airing cupboard.

Bedroom One

12' 8" x 10' 9" max (3.86m x 3.28m max)
Double glazed window to front aspect. Radiator.

Bedroom Two

10' 2" x 11' max (3.10m x 3.35m max)
Double glazed window to rear aspect. Radiator.
Storage cupboard.

Bedroom Three

9' 4" x 8' 2" max (2.84m x 2.49m max)
Double glazed window to rear aspect. Radiator.

Bathroom

Obscure double glazed window to front aspect.
Panel enclosed bath with overhead shower attachment. Low level WC. Wall mounted hand wash basin with vanity unit.

Garden

Commencing with large patio seating area partly undercover. Remainder laid to lawn. Shrub borders. Shed to remain with power and lighting. Fish pond with water feature. Enclosed by panel fencing. Courtesy door to garage. Gate to rear and side aspect.

Garage

8' 2" x 16' 6" (2.49m x 5.03m)
Accessed from rear of property.



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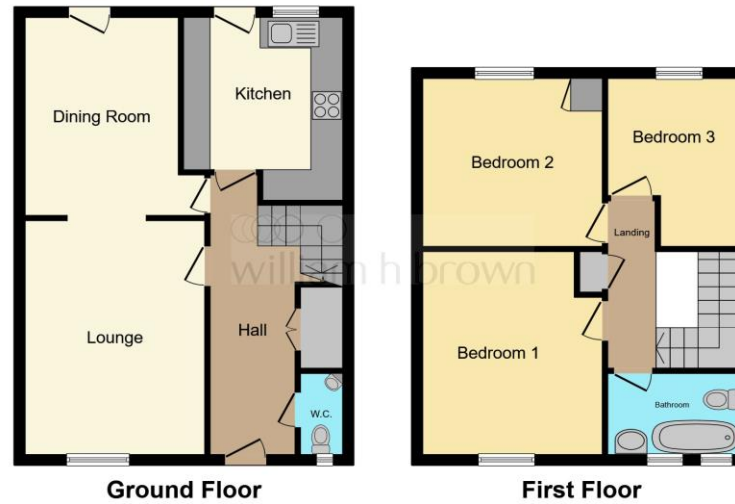
Romney Close, Braintree

- No Onward Chain
- End of Terraced House
- Three Bedrooms
- Easy Access to Town Centre & Transport Links
- Walking Distance to Schools

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

guide price

£290,000 - £300,000



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:
BTR109872 - 0005

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