



Warren Road, Braintree, CM7 3PB

welcome to

Warren Road, Braintree

GUIDE PRICE £350,000 - £375,000 - William H Brown are pleased to offer this stunning and spacious three bedroom semi-detached bungalow which has been fully refurbished to a high standing and situated in a quiet cul-de-sac within walking distance to local amenities.



Hallway

Luxury vinyl flooring. Radiator. Doors leading to:-

Lounge

16' 4" x 11' 1" (4.98m x 3.38m)

Double glazed French doors to rear garden. Luxury vinyl flooring. Radiator.

Breakfast Area

9' 4" x 8' 6" (2.84m x 2.59m)

Glazed door to rear garden. Luxury vinyl flooring. Radiator.

Kitchen Area

9' 4" x 6' 5" (2.84m x 1.96m)

Double glazed window to rear 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. Integrated oven with electric hob and overhead extractor fan. Integrated dishwasher. Space for fridge freezer. Luxury vinyl flooring.

Utility Room

7' 10" x 5' 7" (2.39m x 1.70m)

Work surface with stainless steel sink with hot and cold mixer taps. Plumbing and space for appliances.

Bedroom One

13' 2" x 9' 5" (4.01m x 2.87m)

Double glazed window to front aspect. Radiator.

Bedroom Two

10' 2" x 9' 9" (3.10m x 2.97m)

Double glazed window to front aspect. Radiator.

Bedroom Three

9' 9" x 6' 6" (2.97m x 1.98m)

Double glazed window to front aspect. Radiator.

Bathroom

7' 9" x 7' 5" (2.36m x 2.26m)

Obscure double glazed window to side aspect. Side panel bath. Low level WC. Wall mounted hand wash basin.

Parking

Off street parking for multiple cars.

Garden

Sandstone paving with large pergola. Remainder laid to lawn. Enclosed by panel fencing. Side gate leading to front.



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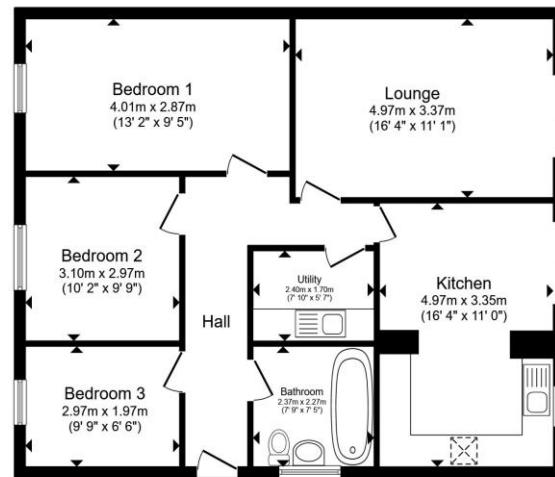
- Three Bedrooms
- Semi Detached Bungalow
- Cul-De-Sac
- Refurbished Throughout
- Double Glazing

Tenure: Freehold EPC Rating: D

Council Tax Band: C

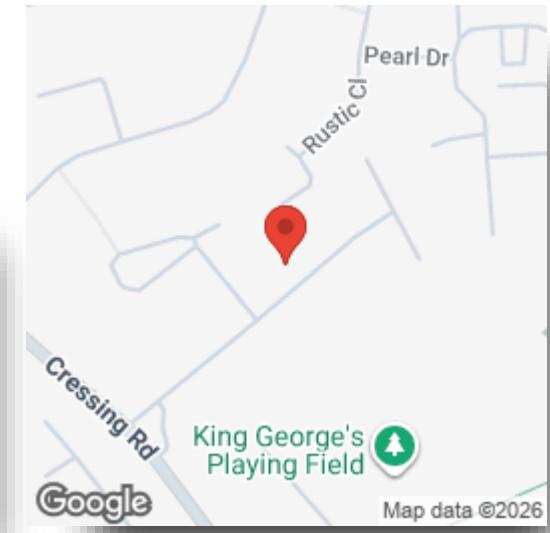
guide price

£350,000 - £375,000



Total floor area 85.8 m² (923 sq.ft.) approx
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.propertybox.io

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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.



Property Ref:
BTR109982 - 0003

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.

Please note the marker reflects the postcode not the actual property

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