



46 MOUNT ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £250,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**** NO ONWARD CHAIN **** Located within a short walk of Braintree Town Centre and Station, this well presented TWO/THREE Bedroom property comes with TWO reception rooms, and a modern fitted Kitchen/Bathroom, as well as a spacious rear garden. Conveniently located within walking distance of Braintree Town Centre and Station, convenience is at the heart of everything this home has to offer, making it IDEAL for FIRST TIME BUYERS and those looking to DOWNSIZE alike.



Entrance Porch

Laminate flooring, door to;

Lounge 14’10” x 13’3” including bay (4.53 x 4.06 including bay)

Laminate flooring, double glazed bay window to front, door to;

Dining Room 13’4” x 10’10” (4.07 x 3.31)

Laminate flooring, double glazed window to rear, stairs rising to first floor, door to;

Kitchen 12’9” x 8’1” (3.90 x 2.48)

Wall & base units with roll edge work tops, integral oven & hob, spaces for washing machine dishwasher & fridge/freezer., wall mounted boiler, radiator, tiled flooring. double glazed window & door to side.

FIRST FLOOR

Bedroom One 10’11” x 7’4” (3.35 x 2.24)

Double glazed window to rear, radiator, carpet flooring.

Bedroom Two 11’0” x 6’9” (3.36 x 2.08)

Double glazed window to front, radiator, carpet flooring.

Bedroom Three 8’3” x 6’11” (2.52 x 2.13)

Double glazed window to front. carpet flooring, radiator.

Bathroom

Bath with shower over, pedestal hand wash basin, WC, obscure double glazed window to side, tiled flooring.

EXTERIOR

Garden

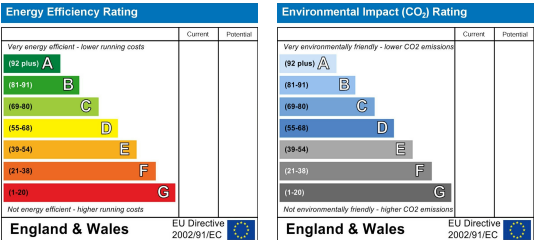
Patio area, remainder laid to lawn, side access gate.

Area Map



Floor Plans

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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