



25 ANSON WAY, BRAINTREE CM7

OFFERS IN EXCESS OF £290,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**** CALLING ALL FIRST TIME BUYERS **** This superbly presented THREE bedroom semi-detached home occupies an excellent position away from the main road, overlooking well kept greensward. Benefitting from two reception rooms, the property offers a modern feel and has been extremely well maintained by the present vendors, further offering a SOUTH FACING low maintenance rear garden, with driveway parking to the rear. Situated within close proximity of good local schools as well as an array of local amenities, early viewing is highly advised in order to appreciate the accommodation on offer.



GROUND FLOOR

Entrance Hall

Laminate flooring, storage cupboard, door to;

Living Room 15’9” x 14’0” (4.81 x 4.28)

Laminate flooring, under stair storage, radiator, double glazed window to front, opening to;

Dining Room 9’2” x 7’10” (2.80 x 2.40)

Laminate flooring, french doors to rear aspect, radiator, opening to;

Kitchen 9’3” x 7’9” (2.84 x 2.37)

Vinyl flooring, wall & base level shaker style units with roll edged work surfaces, integral double oven, microwave oven, four ring gas hob, dishwasher, space for washing machine, inset stainless steel sink with mixer tap, tiled splashbacks, double glazed window to rear.

FIRST FLOOR

Landing

Carpet flooring, radiator, loft access, doors to;

Bedroom One 13’0” x 9’2” (3.98 x 2.80)

Carpet flooring, radiator, double glazed window to front.

Bedroom Two 10’6” x 9’10” (3.22 x 3.01)

Carpet flooring, radiator, double glazed window to rear.

Bedroom Three 10’2” x 6’4” (3.11 x 1.95)

Carpet flooring, double glazed window to front, storage cupboard.

Bathroom

Shower over bath, hand wash basin inset to vanity unit, WC, obscure window to rear aspect, chrome heated towel radiator.

EXTERIOR

Front

Path to front entrance, garden laid to lawn, side access to rear, overlooking greensward.

Rear Garden

Sandstone patio, leading to low maintenance garden with artificial lawn, raised borders, shed to side, driveway parking to rear of property.

Parking

Driveway located to rear of the property with gated access to rear garden.

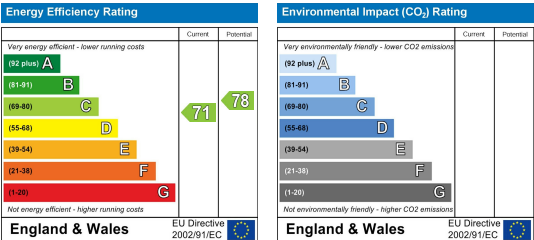
Area Map



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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