



Connells

Stanes Road
Braintree



Property Description

Introducing a charming three bedroom mid-terrace home which is the epitome of convenience and comfort and would be perfectly suited to a first time buyer looking to enter the property market.

As you enter, a welcoming entrance hall beckons you into the heart of the home, the expansive living room/diner this leads into the conservatory. Additionally to the ground floor there is a kitchen and a convenient downstairs cloakroom.

The first floor offers three well appointed bedrooms and a family shower room.

Externally this home benefits from a private rear garden, garage and parking for one vehicle in front of the garage, Communal parking to the rear is also available.

This home is situated in close proximity to 'John Bunyan Infant and Nursery', 'John Bunyan Junior School' and 'Tabor Academy' Additionally this home is a stones throw from open fields and local amenities.

Furthermore this property is within a short distance to Braintree Town Centre and Braintree Train Station which provides links to London Liverpool Street. Additionally, the A131 and A120 are easily accessible providing excellent transport links to Chelmsford City and Stansted Airport.

Overall, a three bedroom mid-terrace house

offers a comfortable and practical living space for any family.

Entrance Hall

Stairs leading to the first floor, understair storage cupboard.

Downstairs Cloakroom

Low level WC, hand wash basin, radiator, double glazed window to the front aspect.

Living Room/Diner

24' 3" x 10' 10" (7.39m x 3.30m)

Double glazed window to the front aspect, two radiators.

Conservatory

10' 2" x 8' 5" (3.10m x 2.57m)

Double glazed french doors to the side aspect, double glazed windows to the side and rear aspect.

Kitchen

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

Inset sink unit with right hand drainer with cupboard under, work surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, space for cooker and washing machine, double glazed window and door to the rear aspect.

First Floor Landing

Loft access, radiator.

Bedroom One

12' 2" x 10' 8" (3.71m x 3.25m)

Double glazed window to the front aspect, built in wardrobes, radiator.

Bedroom Two

10' 10" x 10' 8" (3.30m x 3.25m)

Double glazed window to the rear aspect, radiator.

Bedroom Three

9' 9" x 8' 2" (2.97m x 2.49m)

Double glazed window to the rear aspect, radiator.

Shower Room

Low level WC, vanity hand wash basin with cupboard under, walk in shower cubicle, heated towel rail, double glazed window to the front aspect.









Total floor area 97.7 m² (1,052 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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17 Great Square
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EPC Rating: C Council Tax Band: C

Tenure: Freehold

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