



## 2 CLAIRMONT CLOSE, BRAINTREE CM7

GUIDE PRICE £350,000

4 Bedrooms | 1 Bathrooms | 3 Receptions

**\*\* NO ONWARD CHAIN \*\*** Situated within minutes walk of Braintree Town Centre & Station, is this FOUR bedroom semi detached family home which has been EXTENDED, comprising of THREE Reception Rooms, Kitchen, Family Bathroom with four piece suite whilst externally offer a large rear garden & driveway parking. Conveniently located within short reach of vast town centre amenities, together with easy access to the nearby A120, early viewing is recommended in order to appreciate the space and potential on offer.



Front of Property

Driveway parking for 2 vehicles

Entrance Porch

Door to;

Hallway

Carpet flooring, stairs rising to first floor, doors to;

Kitchen

Wall & base units, spaces for freestanding oven, washing machine & fridge freezer, window to rear, door leading to rear garden.

Lounge 14’3” x 11’6” (4.36 x 3.51)

Carpet flooring, window to front, feature fireplace, opening to;

Dining Room 10’0” x 8’7” (3.05 x 2.62)

Carpet flooring, patio door leading to;

Conservatory 9’6” x 8’6” (2.90 x 2.61)

Door leading to rear garden

FIRST FLOOR

Landing

Carpet flooring, doors to;

Bedroom One 12’0” x 9’3” (3.66 x 2.82)

Carpet flooring, window to front, fitted wardrobes

Bedroom Two 10’0” x 9’3” (3.07 x 2.84)

Carpet flooring, window to rear, airing cupboard

Bedroom Three 13’3” x 7’11” (4.05 x 2.43)

Carpet flooring, windows to front & rear.

Bedroom Four 7’3” x 6’7” (2.22 x 2.01)

Carpet flooring, window to front, over-stair storage cupboard

Bathroom

Bath, shower, pedestal hand wash basin, WC.

Rear Garden

Laid to lawn, enclosed by panel fencing, side gate access

Garage

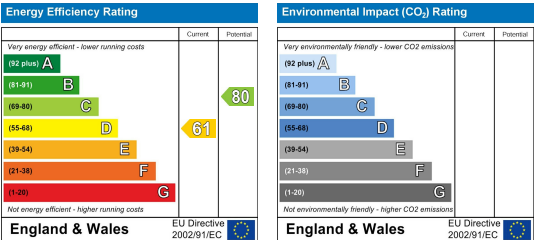
Single Garage with up and over door

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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