



**Lodge Road, Braintree, CM7 1JA**

welcome to

## Lodge Road, Braintree

\* GUIDE PRICE £280,000-£290,000 \* Perfect for first-time buyers, this charming two-bedroom home on Lodge Road offers convenience and comfort. Located just off Notley Road, it's a short walk to Braintree Town Station, local shops, and schools, with easy access to the A120.



## **Hallway**

Stairs to first floor. Doors leading to:-

## **Lounge / Diner**

22' 10" max x 11' 6" max ( 6.96m max x 3.51m max )

Double glazed window to front aspect. Double glazed sliding patio doors to rear garden. Radiators. Inset spot lights. Wood effect flooring.

## **Kitchen**

10' 6" x 9' 2" ( 3.20m x 2.79m )

Double glazed window and door to rear garden. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer taps. Integrated oven with four ring electric hob and over head extractor fan. Plumbing and space for dishwasher and washing machine. Space for fridge freezer. Tiled flooring. Inset spot lights.

## **Landing**

Loft access. Doors leading to:-

## **Bedroom One**

12' 5" x 11' 9" ( 3.78m x 3.58m )

Double glazed window to front aspect. Radiator. Built in wardrobes. Inset spot lights. Carpets.

## **Bedroom Two**

11' 9" x 11' 2" ( 3.58m x 3.40m )

Double glazed window to rear aspect. Radiator. Inset spot lights. Carpets.

## **Bathroom**

7' 3" x 5' 11" ( 2.21m x 1.80m )

Obscure double glazed window to rear aspect. Vanity unit with inset low level WC and wall mounted hand wash basin. Side panel bath with hot and cold mixer taps. Tiled flooring. Heated towel rail.

## **Garden**

Commences with paved patio seating area then raising to the remainder laid to lawn. Shed. Enclosed by panel fencing. Access to rear.

## **Garage**

16' 1" x 8' 2" ( 4.90m x 2.49m )

Garage en-bloc to rear of property with parking in front with access from rear garden.



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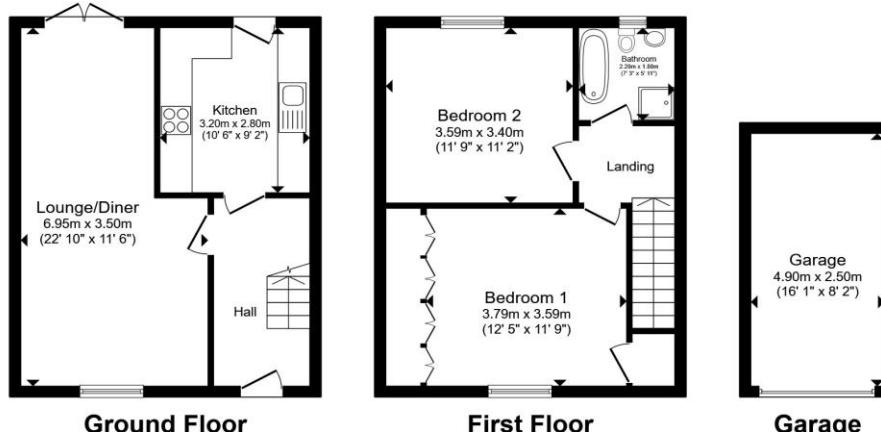
- Two Double Bedrooms
- Lounge / Diner
- Local Schools Nearby
- Walking Distance of Braintree Station
- Easy Access to the A120

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£280,000 - £290,000**



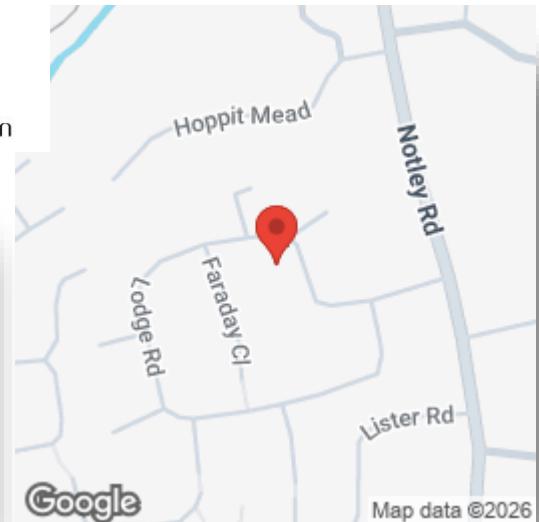
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Property Ref:  
BTR110064 - 0002

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Please note the marker reflects the postcode not the actual property



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