



Connells

Edinburgh Gardens
Braintree



Property Description

A welcoming three-bedroom mid-terrace home nestled in the highly desirable 'Fairview Development' that epitomises both comfort and convenience.

As soon as you step inside, you are greeted by a spacious living room/diner room that radiates warmth and comfort, this leads onto the well presented kitchen..

The first floor offers three well proportioned bedrooms and a family bathroom.

Externally this well presented home benefits from a private rear garden, on street parking and a garage.

This modern home is situated in close proximity to both reputable 'Great Bradfords Infant and Nursery' and 'Great Bradfords Junior School'. Additionally this home is a stones throw from open fields and the 'River Blackwater' which leads down to 'Bocking Blackwater Nature Reserve' perfect for those outdoor enthusiasts.

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 Porch

Door to Lounge/Diner

Lounge/Diner

24' 4" x 15' 10" (7.42m x 4.83m)

Stairs to first floor, understairs storage, french doors leading to garden, window to front aspect, two radiators

Kitchen

9' 1" x 7' 5" (2.77m x 2.26m)

Inset sink unit with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven, hob , space for appliances, window to rear aspect

First Floor Landing

Access to loft space

Bedroom One

13' 5" x 10' 2" (4.09m x 3.10m)

Window to front aspect, radiator

Bedroom Two

10' 8" x 10' 2" (3.25m x 3.10m)

Window to rear aspect, radiator

Bedroom Three

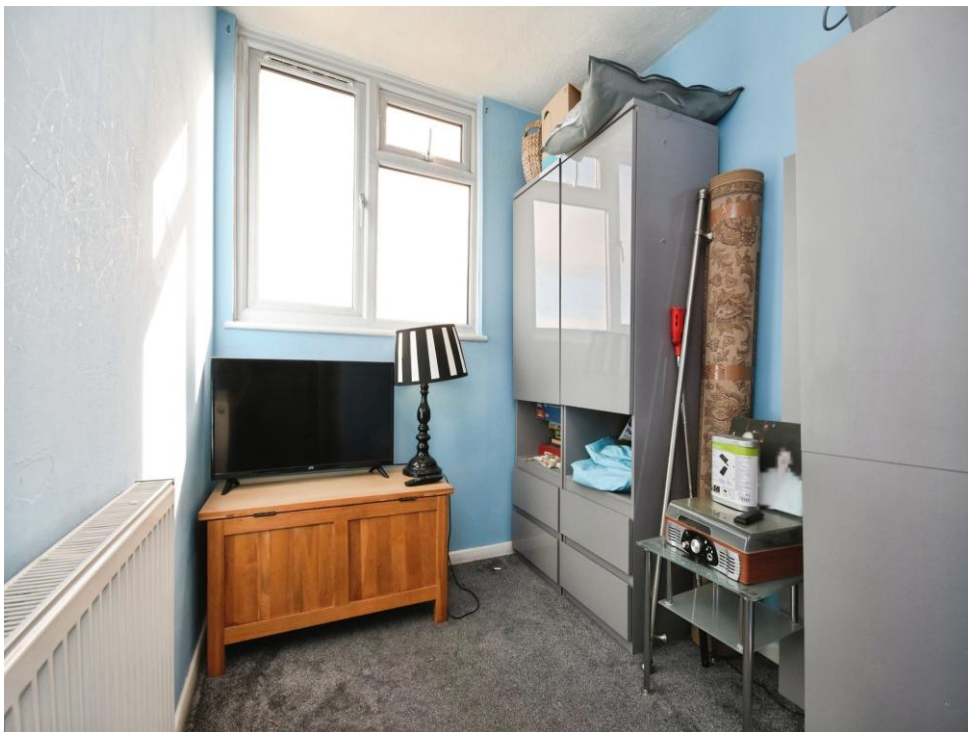
9' 10" x 6' 7" (3.00m x 2.01m)

Airing cupboard, window to front aspect,
radiator

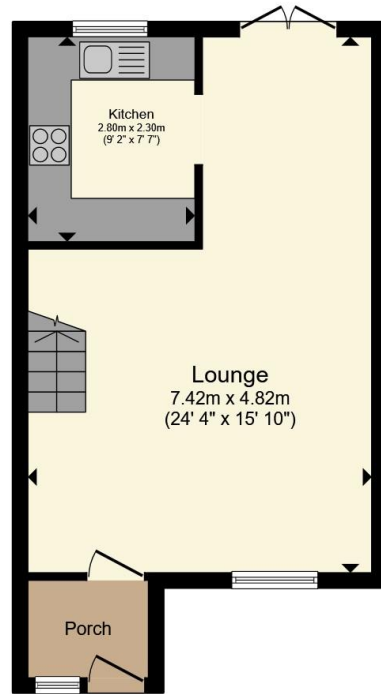
Bathroom

Low level WC, vanity sink unit, shower
cubicle, heated towel rail, window to rear
aspect

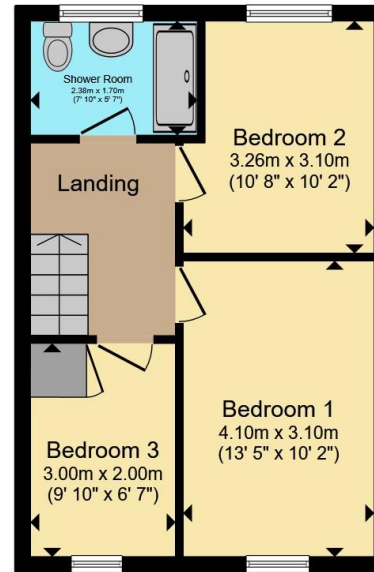




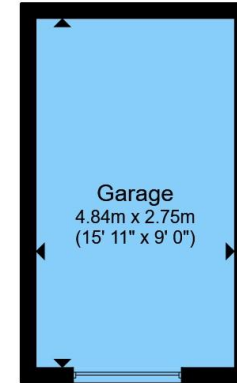




Ground Floor



First Floor



Garage

Total floor area 86.3 m² (929 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

Connells

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17 Great Square
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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Property Ref: BRT308860 - 0002