



Connells

Bedford Close
BRAINTREE

Bedford Close BRAINTREE CM7 9LN

for sale guide price
£315,000



Property Description

****Guide Price £315,000-£325,000****

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

THIS HOME IS BEING SOLD WITH NO ONWARD CHAIN MAKING IT AN IDEAL OPPORTUNITY FOR A SMOOTH AND HASSLE-FREE PURCHASE.

Step inside to discover a spacious living room/diner that seamlessly flows into modern re fitted kitchen. Additionally to the ground floor there is a conservatory.

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

Externally this well presented family home benefits from a private rear garden, garage and off road parking.

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'.

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.

This family home is also a short drive from 'Braintree Village' with a variety of shopping and leisure facilities and a Tesco store.

Entrance Hall

Stairs leading to the first floor.

Living Room/Diner

21' 11" x 12' 8" max (6.68m x 3.86m max)

Double glazed window to the front aspect with fitted shutters, two radiators, under stair storage cupboard.

Re-Fitted Kitchen

8' 6" x 8' 4" (2.59m x 2.54m)

Conservatory

16' 3" x 8' (4.95m x 2.44m)

Double glazed french doors to the rear aspect with fitted blinds, double glazed windows to the rear and side aspect with fitted blinds, radiator.

First Floor Landing

Storage cupboard

Bedroom One

11' 10" x 8' 10" (3.61m x 2.69m)

Double glazed window to the front aspect with fitted shutters, built in sliding door wardrobes, radiator.

Bedroom Two

10' 2" x 8' 4" (3.10m x 2.54m)

Double glazed window to the rear aspect, radiator.

Bedroom Three

6' 7" x 6' 7" (2.01m x 2.01m)

Double glazed window to the front aspect with fitted shutters, radiator.

Family Bathroom

Low level WC, vanity hand wash basin with cupboard under, panelled bath with rainforest shower unit above, heated towel rail, double glazed window to the rear aspect.

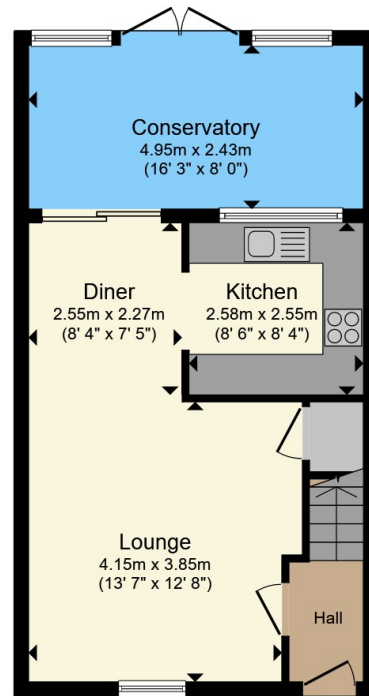
Agents Notes

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"

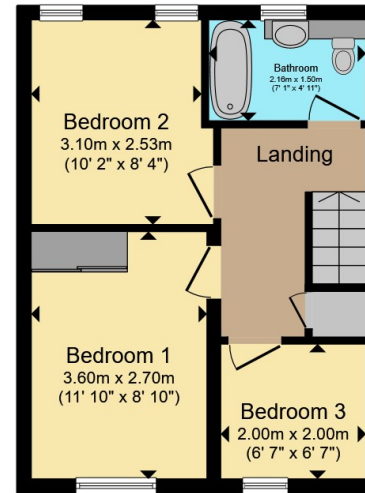








Ground Floor



First Floor

Total floor area 80.3 m² (865 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

view this property online connells.co.uk/Property/BRT308685



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