



Glebe Avenue, Braintree, CM7 5RB

welcome to

Glebe Avenue, Braintree

William H Brown are pleased to present this spacious four bedroom townhouse, arranged over three floors and ideally positioned overlooking attractive playing fields. Situated in a convenient location within walking distance of local amenities and offering generous living accommodation throughout.



Entrance Porch

Single glazed door to front and window to side, door to;

Hallway

Radiator, doors to;

Cloakroom

Wash hand basin, low level WC, opaque double glazed window to front.

Lounge

17' 9" x 9' 6" (5.41m x 2.90m)

Double glazed window to front, radiator, converted from the garage.

Kitchen / Diner

10' 8" x 15' 11" (3.25m x 4.85m)

Double glazed window to rear, range of wall and base units with rolled edge work surfaces incorporating inset sink and drainer, storage cupboard, plumbing for washing machine, spaces for appliances, spaces for cooker with extractor hood over.

First Floor Landing

Storage cupboard, radiator.

Bedroom One

10' 6" x 16' 1" (3.20m x 4.90m)

Double glazed window to front, radiator.

Bedroom Four

8' 2" x 8' 1" (2.49m x 2.46m)

Double glazed window to rear, radiator.

Bathroom

8' 3" max x 6' 11" max (2.51m max x 2.11m max)

Opaque double glazed window to rear, enclosed panelled bath with shower over, radiator, extractor fan, low level WC, vanity wash hand basin with units under, part tiled walls, tiled flooring.

Second Floor Landing

Doors leading to:-

Bedroom Two

10' 8" x 16' (3.25m x 4.88m)

Double glazed window to front, radiator.

Bedroom Three

10' 8" x 16' 2" (3.25m x 4.93m)

Double glazed windows to rear, radiator.

Parking

Driveway to front for three cars.

Rear Garden

Low maintenance with patio seating areas to front and rear, lawn area sectioned by wooden fence, various shrubs, flowers and trees, wooden outbuilding to the rear with windows.



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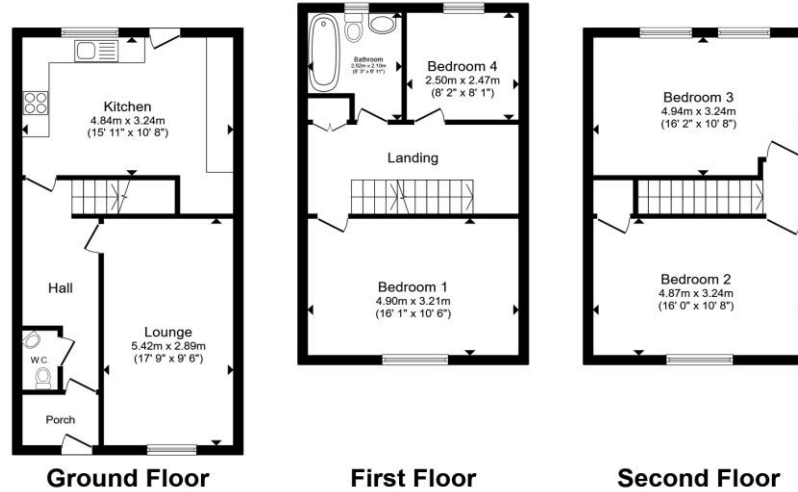
Glebe Avenue, Braintree

- Four Bedroom Town House
- Arranged Over Three Floors
- Kitchen / Diner
- Double Glazing
- Overlooking Playing Fields

Tenure: Freehold EPC Rating: E
Council Tax Band: C

guide price

£325,000



Total floor area 117.7 m² (1,267 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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Property Ref:
BTR110328 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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