



Connells

Beech Avenue  
Braintree



## Property Description

**\*\*Guide Price £300,000-£325,000\*\***

Discover the perfect blend of comfort and charm with this delightful three-bedroom semi-detached home perfectly suited to a first time buyer.

As you enter the property you are greeted by an inviting entrance hall which leads onto the heart of the home, the spacious living room. Additionally the ground floor benefits from a dining room and a kitchen which boasts an inner hall featuring two brick built units.

The first floor offers three well proportioned bedrooms, a refitted shower room and a separate WC.

Venture outside to the expansive rear garden, a blank canvas brimming with potential. On street parking is available.

This home is situated in close proximity to 'John Bunyan Infant and Nursery', 'John Bunyan Junior School' and 'Tabor Academy' Additionally this home is a stone's throw from open fields and local amenities.

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 semi-detached house offers a comfortable and practical living space for any family.

## Entrance Porch

## Entrance Hall

Double glazed window to the side aspect, stairs leading to the first floor, radiator.

## Living Room

13' 1" x 12' 6" ( 3.99m x 3.81m )

Double glazed window to the front aspect, radiator,

## Kitchen

9' 10" x 9' 10" ( 3.00m x 3.00m )

Inset sink unit one and a half bowl 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, space for cooker, fridge-freezer and washing machine, storage cupboard, double glazed window to the rear aspect, radiator.

## Inner Hall

Two brick built sheds, door to the front and rear aspect.

## Dining Room

9' x 9' ( 2.74m x 2.74m )

Double glazed window to the rear aspect, radiator.

## First Floor Landing

Loft access

## Bedroom One

12' 6" x 11' 2" ( 3.81m x 3.40m )

Double glazed window to the front aspect, radiator, two storage cupboards.

## Bedroom Two

12' 6" x 9' 2" ( 3.81m x 2.79m )

Double glazed window to the rear aspect, radiator, storage cupboard.

## Bedroom Three

9' 1" x 7' 11" ( 2.77m x 2.41m )

Double glazed window to the front aspect, radiator, storage cupboard.

## Family Bathroom

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

## Seperate Wc

Low level WC, vanity hand wash basin with cupboard under, double glazed window to the side aspect,

## Rear Garden

Commences with a paved patio area with the remainder of the garden laid to lawn, shed and greenhouse to remain, side gate.

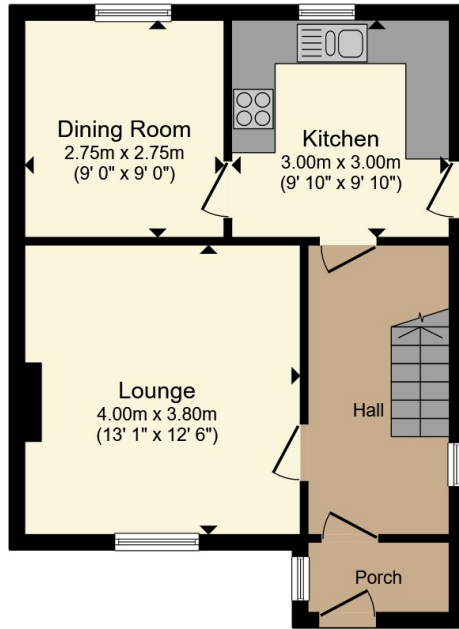
## Agents Notes

This property has undergone some recent upgrades including new double glazed windows, new electrical consumer unit, water softener and engineered wood flooring.

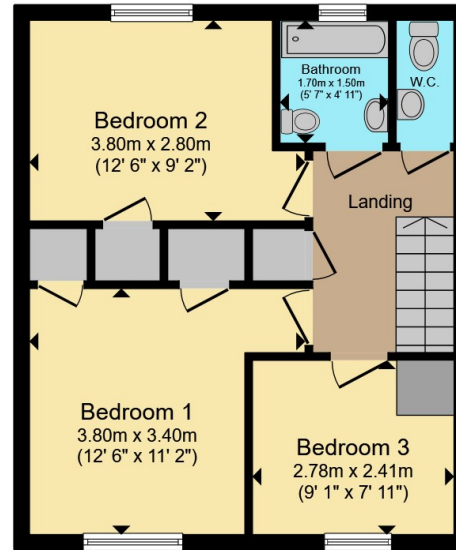




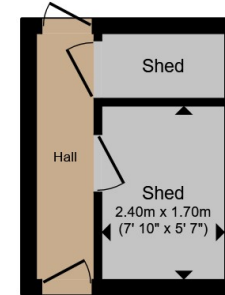




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 94.0 m<sup>2</sup> (1,012 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](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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