BRANOCS ESTATES



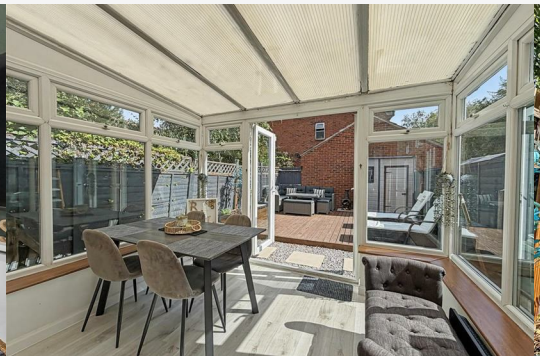
36 KNIGHTS ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £240,000

1 Bedrooms | 1 Bathrooms | 2 Receptions

** PERFECT STARTER HOME/BUY TO LET INVESTMENT ** Presented in excellent decorative order throughout, and benefitting from a CONSERVATORY giving extended living space, this FREEHOLD one bedroom property offers a great opportunity to get onto the property ladder, with allocated off street parking, and a PRIVATE GARDEN. Situated within easy reach of the A120, and offering short walking distance of Braintree Village Station, available with NO ONWARD CHAIN, we advise an early viewing appointment in order to avoid disappointment.







Entrance Hall

Laminate flooring, radiator, stairs to first floor, doors to;

Kitchen 7'02 x 6'03 (2.18m x 1.91m)

Double glazed window to rear, laminate flooring, wall & base high gloss units with roll edged worktops, tiled splashbacks, integral oven with 4 ring hob, stainless steel sink & drainer, space for washing machine & fridge/freezer.

Living Room 11'11 x 10'05 (3.63m x 3.18m)

Carpet flooring, radiator, TV point, under stairs storage, french doors to;

Converstory 10'04 x 8'11 (3.15m x 2.72m)

Laminate flooring, french doors to rear.

FIRST FLOOR

Landing

Fitted cupboard, door to;

Bedroom 11'05 x 8'09 (3.48m x 2.67m)

Carpet flooring, radiator, double glazed window to rear, two fitted cupboards.

Bathroom

Shower over bath, obscure double glazed window to rear, pedestal hand wash basin, WC, radiator.

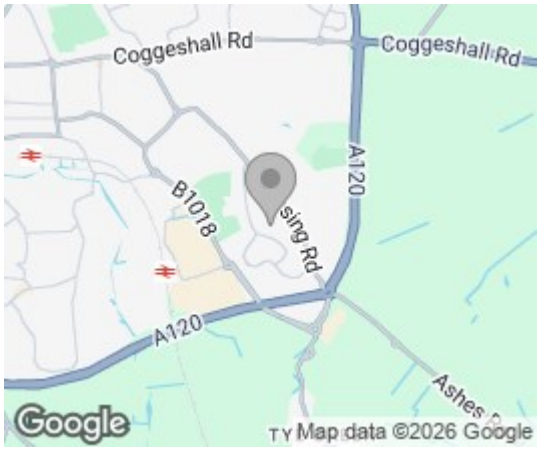
Garden

Raised decking area, garden to lawn, side access gate.

Parking

One allocated parking space to rear.

Area Map

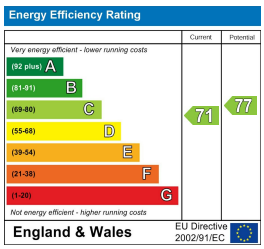


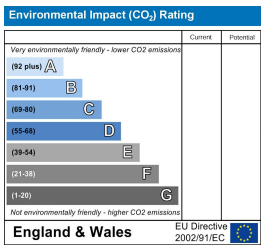
Floor Plans



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This floor plan is not to scale and is for illustrative purposes only.
We make no guarantee, warranty or representation as to its accuracy and completeness.

Energy Efficiency Graph





Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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