BRANOCS ESTATES

2 MARKS GARDEN, BRAINTREE CM7

OFFERS IN EXCESS OF £300,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

** CUL-DE-SAC LOCATION ** Situated within the popular Marks Garden area of Braintree and within easy reach of the Town Centre, this attractive terraced home offers generous and versatile living accommodation, ideal for families and commuters alike. Internally, the property comprises of a LARGE LIVING ROOM, together with a spacious KITCHEN/DINER, providing an excellent space for both entertaining and everyday family living.

To the first floor are THREE DOUBLE bedrooms and a family bathroom. Externally, the property benefits from a LANDSCAPED, LOW MAINTENANCE rear garden, further enhanced by a LARGE SUMMER HOUSE, ideal for home working, storage or leisure use. In addition, there is a LARGE DRIVEWAY providing OFF STREET PARKING for up to three vehicles, a rare and highly desirable feature for this location.

Positioned within a quiet cul-de-sac yet conveniently located for local amenities, shops, schools and transport links, early viewing is highly recommended to fully appreciate the space, setting and lifestyle on offer.

** GUIDE PRICE £300,000 - £325,000 **

GROUND FLOOR

Entrance Hall

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

Kitchen/ Diner 19'4" x 9'10" (5.91 x 3.01)

Vinyl flooring, matching wall & base units incorporating central peninsula, oversized ceramic sink with adjustable mixer tap, two integral NEFF hide & slide ovens, five ring induction hob with extractor over, integral dishwasher, washing machine & fridge/ freezer, radiator, double glazed windows to front & rear, door to garden, door to;

Living Room 20'2" x 11'10" (6.16 x 3.63)

Carpet flooring, radiator, double glazed window to front, patio doors to rear.

FIRST FLOOR

Landing

Carpet flooring, radiator, double glazed window to rear, storage cupboard, doors to;

Bedroom One 14'0" x 12'10" (4.29 x 3.93)

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

Bedroom Two 12'10" x 12'0" (3.93 x 3.67)

Carpet flooring, radiator, double glazed window to front, fitted cupboard.

Bedroom Three 10'11" x 7'10" (3.34 x 2.41)

Carpet flooring, radiator, double glazed window to front, fitted cupboard housing boiler.

Bathroom

Fully tiled with walk in shower, hand wash basin inset to vanity unit, WC, radiator, obscure double glazed window to rear.

EXTERIOR

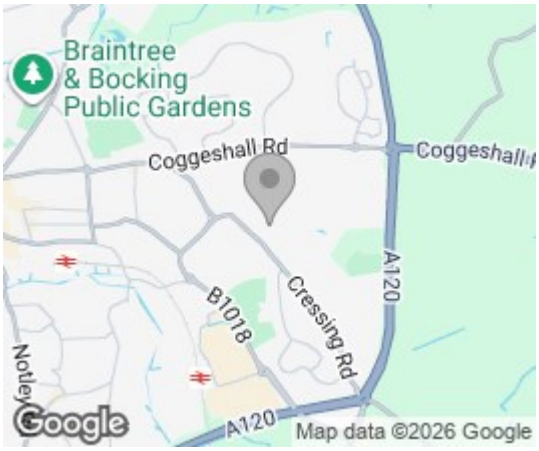
Garden

Sandstone patio, garden laid to artificial lawn, summerhouse & shed with power connected, brick built outbuilding & outside WC.

Front Of Property

Block paved driveway with parking for three vehicles.

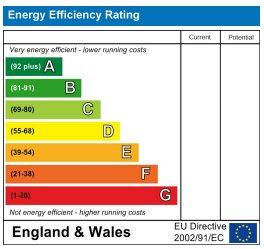
Area Map

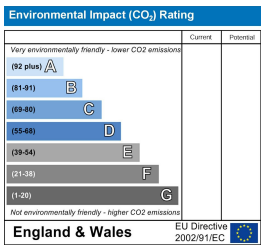


Floor Plans

© Essex EPCs
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.

Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER