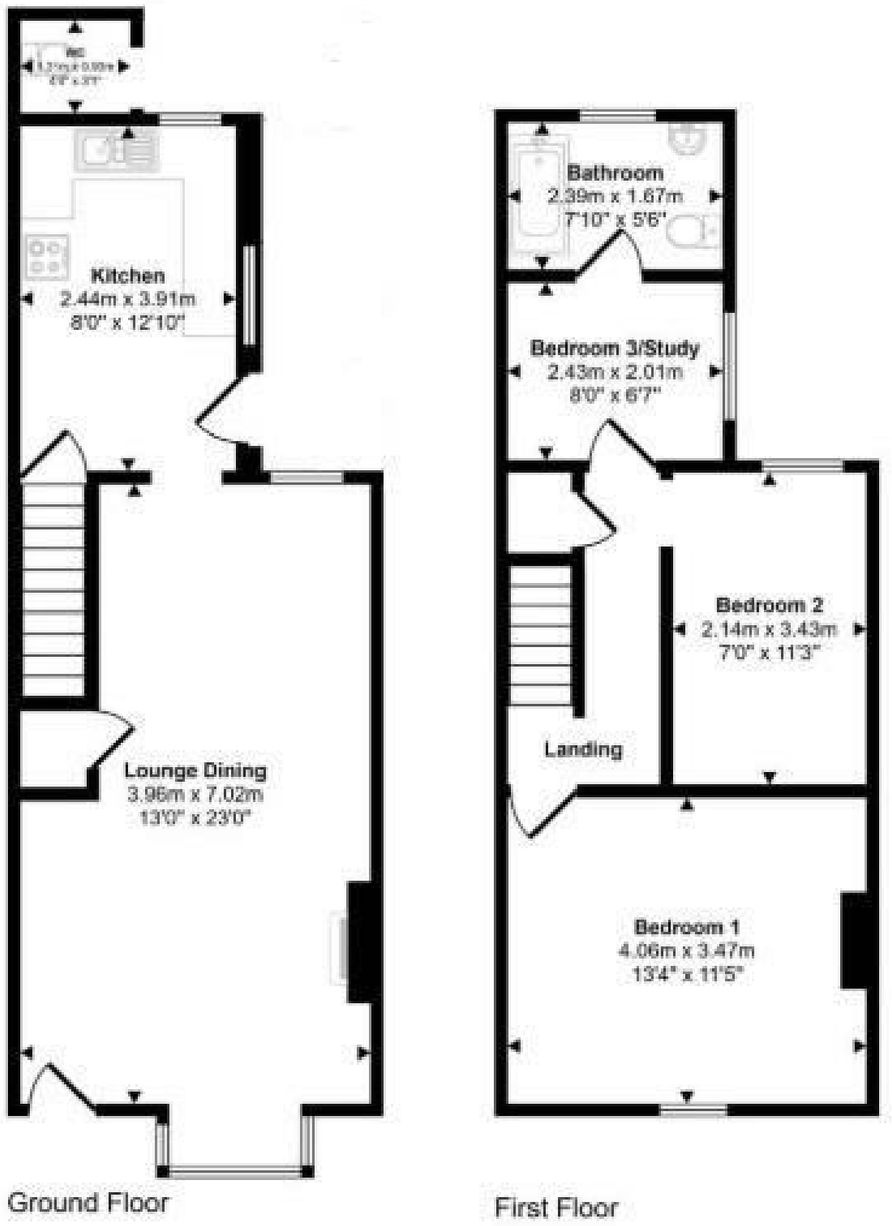


Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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JOHN RAY STREET, BRAINTREE, ESSEX, CM7 9DZ

OFFERS OVER £290,000











JOHN RAY STREET
BRAINTREE
ESSEX
CM7 9DZ



****No Onward Chain*** Situated in a quiet cul-de-sac within walking distance of Braintree town centre and mainline railway station, this refurbished bay fronted semi-detached home offers versatile accommodation and excellent convenience. Ideally positioned close to the local recreation ground, the property is well suited to a range of buyers. The ground floor comprises a spacious lounge/dining room, a fitted kitchen and a useful outside WC. To the first floor are two generous double bedrooms, a third bedroom or dressing room and a family bathroom. Externally, the property benefits from a block paved driveway providing off road parking and a generous rear garden.*











- Two/Three Bedrooms
- Bay Fronted Semi-Detached House
- Refurbished By The Current Owners
- Block Paved Driveway
- Generous Rear Garden
- No Onward Chain
- Lounge/Dining Room
- Kitchen
- Bathroom & Outside W.C
- Close To Recreation Ground & Town Centre

Lounge/Dining Room
23' x 13' (7.01m x 3.96m)
UPVC double glazed bay window to front aspect, feature fireplace with timber surround, two radiators, T.V point, power points, understairs storage cupboard, door to.

Kitchen
12'10" x 8' (3.91m x 2.44m)
UPVC double glazed windows to multiple aspects, base and eye level units with wood effect working surfaces over, inset oven, induction hob with extractor over, inset sink with drainer unit, space for fridge/freezer, space for washing machine, radiator, power points, inset spotlights, eye level units housing combi-boiler, wood effect flooring, UPVC partly glazed single door to side aspect, door to stairs rising to the first floor landing.

Outside W.C
W.C, wash hand basin, power points, lighting.

First Floor Landing
radiator, power points, door to airing cupboard, loft access, doors to.

Bedroom One
13'4" 11'5" (4.06m 3.48m)
UPVC double glazed window to front aspect, radiator, power points.

Bedroom Two
11'3" x 7' (3.43m x 2.13m)
UPVC double glazed window to rear aspect, radiator, power points.







Bedroom Three/Dressing Room
8' x 6'7" (2.44m x 2.01m)
UPVC double glazed window to side aspect, radiator, power points, door to.

Bathroom
UPVC double glazed opaque window to rear aspect, enclosed bath with mixer taps & shower attachment, W.C, wash hand basin with vanity unit below, heated towel rail, part tiled walls, wood effect flooring, inset spotlights, extractor fan.

Garden
To the rear of the property, there is a porcelain paved patio area leading to a further patio, with the remaining garden laid to lawn. The garden is fully enclosed by timber fencing and benefits from external power points.

Driveway Parking
To the front of the property is a block paved driveway.

