



Offers in the region of £425,000

TENURE : FREEHOLD

Church Street Braintree, CM7

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

Garage

Potential To Extend STLP

Close To Local Amenities

Catchment Area To Schools

Public Transport Links

Semi-Rural Location

Foxes Abode Ltd

**Systems House, RHS Office 4, 1st Floor, 5 Hordon Industrial Estate,
West Horndon, Essex, CM13 3XL.**

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Located in the semi-rural area of Braintree, this three-bedroom detached house on Church Street offers a blend of comfort and convenience. The property features a single bathroom and two reception rooms, providing ample space for family living. The modern kitchen is equipped with essential appliances and offers a view of the garden, making it a pleasant space.

The house benefits from full double glazing and gas central heating, powered by a combi boiler, ensuring energy efficiency and comfort throughout the year. The property also includes off-road parking and a garage, providing secure storage and parking options.

The garden is well-maintained, offering a private outdoor space for relaxation and recreation. There is potential to extend the property, subject to local planning permissions, allowing for future expansion to suit growing needs.

Situated close to local amenities, the property is within the catchment area for reputable schools, making it an ideal choice for families. Public transport links are easily accessible, providing convenient connections to surrounding areas.

The energy efficiency rating of the property is currently at 68, with the potential to improve to 84, reflecting its environmentally friendly features and potential for further enhancements.

This property offers a practical and well-located living space in Braintree, combining modern amenities with the tranquility of a semi-rural setting.

Entrance Hall

Doors leading to all ground floor rooms, Wall mounted Radiator with Cover Over, Floor to ceiling feature mirror wall, Vinyl flooring and stairs to first floor

Reception One 3.80m x 4.00m (12' 6" x 13' 1")

Double Glazed UPVC Window to front aspect, Wall mounted Radiator, Three tier light Pendant, Various socket points, Carpet laid and Double doors leading to Reception Two.

Reception Two 3.80m x 3.60m (12' 6" x 11' 10")

Double Glazed UPVC window to rear aspect, Wall mounted Radiator, Various socket points and Vinyl Flooring laid.

Kitchen 2.70m x 2.70m (8' 10" x 8' 10")

Double Glazed UPVC window to rear aspect, Larder Cupboard, Matching Eye and Base level units, Space for freestanding Oven, Plumbing for Washing Machine, Space for Fridge and Compact Freezer, Tiled Splash back, Composite Sink with Mixer taps over, Vinyl flooring laid and UPVC Door to side aspect.

First Floor Landing

Double Glazed UPVC window to side aspect, Doors to all First floor rooms, Loft Access, Storage Cupboard, and Carpet laid.

Bedroom One 3.90m x 4.00m (12' 10" x 13' 1")

Double Glazed UPVC Window to front aspect, Wall mounted Radiator, Various socket points and Carpet laid.

Bedroom Two 3.10m x 3.60m (10' 2" x 11' 10")

Double Glazed UPVC window to rear aspect, Wall mounted Radiator, Various socket points and carpet laid.

Bedroom Three 3.00m x 2.40m (9' 10" x 7' 10")

Double Glazed UPVC Window to front aspect, Wall mounted Radiator, Various socket points, Storage Cupboard and carpet laid.

Shower Room 1.80m x 2.60m (5' 11" x 8' 6")

Double Glazed UPVC Window to rear aspect, PVC Wall panels floor to ceiling, Walk in shower with Rainforest shower hose and attachments over, Glass screen, Low level WC with built in Vanity unit and WHB, Wall mounted Heated Towel Rail, Mirrored Wall unit, Spotlights and Tiles laid.

Rear Garden

Low maintenance rear garden with quality Artificial grass laid, Providing year round greenery, A spacious paved patio area

ideal for outdoor dining and Entertaining. Partially decked area, Fully enclosed for Privacy with side access.

Garage 4.50m x 2.50m (14' 9" x 8' 2")

Window to side aspect, Full electrics with Electric remote door

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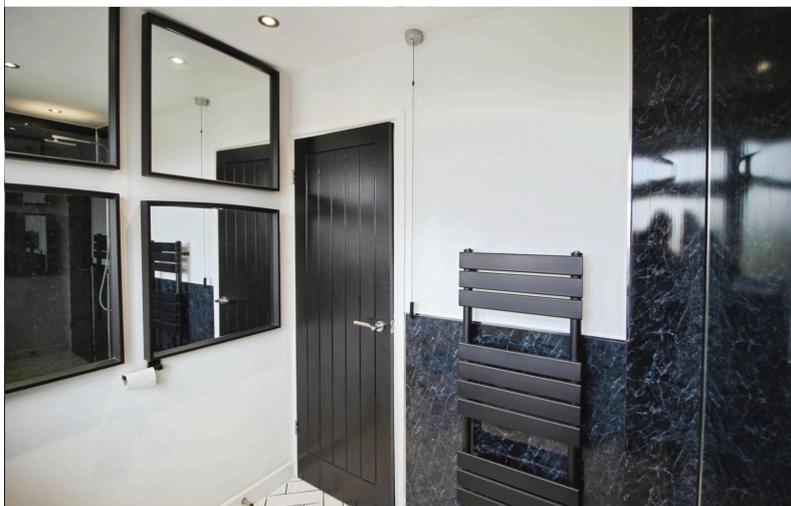
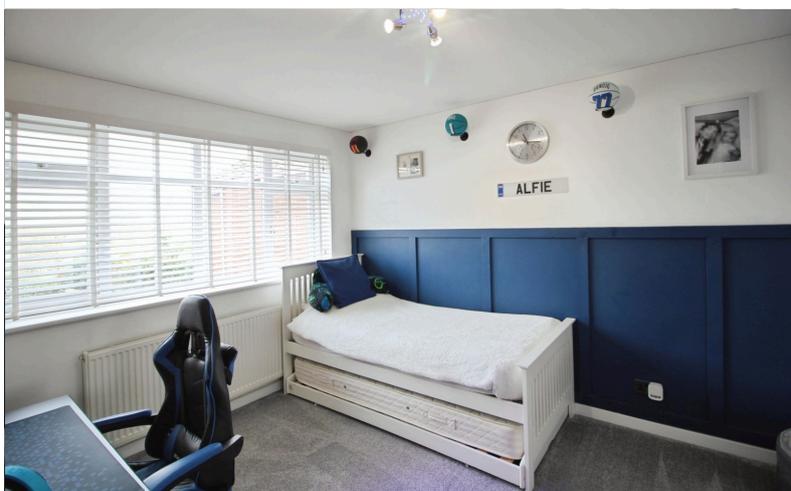
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	84
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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