



**Cavendish Gardens, Braintree, CM7 9UB**



**welcome to**

**Cavendish Gardens, Braintree**

\*\* GUIDE PRICE £300,000 - £325,000 \*\* William H Brown are pleased to offer this three bedroom extended end terraced property situated on the popular Fairview Development within close proximity to the Blackwater Nature Reserve and easy access to local amenities and school.



### **Porch**

Door leading to:--

### **Living Room**

13' 9" x 15' max ( 4.19m x 4.57m max )  
Double glazed window to front and rear aspect.  
Radiator. Laminate flooring. Stairs to first floor.  
Understairs cupboard. Laminate flooring,

### **Dining Room**

8' 6" x 14' 9" ( 2.59m x 4.50m )  
Double glazed window to front aspect. Double  
glazed door to rear garden. Radiator. Laminate  
flooring.

### **Kitchen**

9' 10" x 7' 10" ( 3.00m x 2.39m )  
Double glazed window to rear aspect. Door to rear  
garden. Range of matching base and eye level units  
with work surface over incorporating a stainless steel  
sink drainer. Space for cooker. Plumbing and space  
for washing machine and tumble dryer. Space for  
fridge freezer.

### **Shower Room**

6' 11" x 2' 7" ( 2.11m x 0.79m )  
Obscure double glazed window to rear aspect.  
Shower.

### **Ground Floor Wc**

Obscure double glazed window to rear aspect. Low  
level WC. Pedestal hand wash basin. Wall mounted  
boiler.

### **Landing**

Loft access. Doors leading to:-

### **Bedroom One**

13' 1" x 8' 10" ( 3.99m x 2.69m )  
Double glazed window to front aspect. Radiator.  
Carpets. Pendant lighting.

### **Bedroom Two**

10' 6" x 9' 6" ( 3.20m x 2.90m )  
Double glazed window to rear aspect. Radiator.  
Carpets. Pendant lighting.

### **Bedroom Three**

10' 2" max x 6' 3" max ( 3.10m max x 1.91m max )  
Double glazed window to front aspect. Radiator.  
Carpets. Pendant lighting.

### **Bathroom**

5' 7" x 7' 3" ( 1.70m x 2.21m )  
Obscure double glazed window to rear aspect. Side  
panel bath with hot and cold mixer tap and shower  
attachment. Low level WC. Pedestal hand wash basin.

### **Garden**

Commencing with a patio seating area and remainder  
raised and laid to lawn. Enclosed by panel fencing.  
Shed. Side access gate.

### **Garage**

16' x 12' ( 4.88m x 3.66m )  
Rear access to garage.



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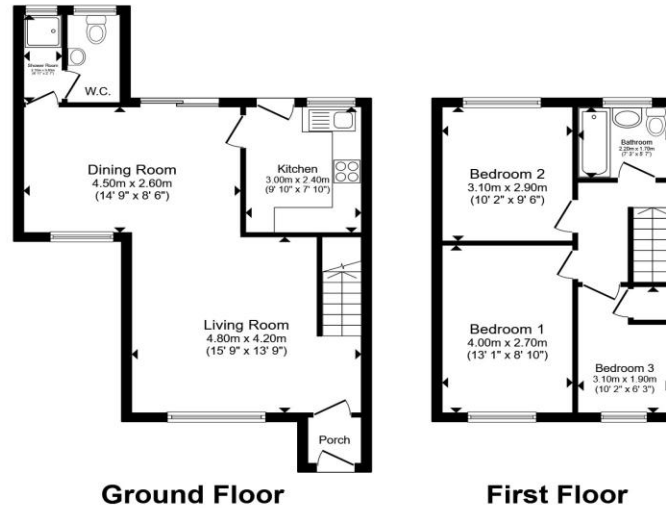
## Cavendish Gardens, Braintree

- NO ONWARD CHAIN
- Three Bedrooms
- Extended End Terraced House
- Double Glazing
- Gas Central Heating

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price

**£300,000 - £325,000**



Total floor area 82.0 m<sup>2</sup> (882 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR110074 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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