



Connells

Marlborough Road
Braintree

Marlborough Road
Braintree CM7 9LT

for sale guide price
£290,000



Property Description

Nestled within the sought-after Fairview development in Braintree, this semi-detached home offers a fantastic opportunity for those looking to create their dream property with the added benefit of No Onward Chain.

The property itself features three well-proportioned bedrooms and a family bathroom and a separate WC, offering ample space for both comfortable living and entertaining. Although in need of modernisation, the house presents a wonderful blank canvas to refurbish and personalise to your own taste.

A spacious driveway sits at the front, providing parking for several vehicles, whilst an attached garage to the side adds extra convenience and storage.

To the rear, a raised garden provides a private space to enjoy the outdoors, whether it be family playtime, summer barbecues or a spot of gardening. The well-considered plot allows scope for further enhancement, both inside and out.

This home is situated in close proximity to both reputable 'Great Bradfords Infant and Nursery' and 'Great Bradfords Junior School'

The convenient location provides excellent access to the town centre, with its selection of shops, cafes and local amenities, while those needing to commute will appreciate the proximity to the mainline station as well as

straightforward links to the A120 and A131

A rare chance to secure a home with so much potential in a prime location. Early viewing is highly recommended

Entrance Hall

Stairs to first floor, understairs storage, radiator

Living Room

13' 1" x 11' 11" (3.99m x 3.63m)

Electric fire, window to front aspect, radiator

Dining Room

11' 11" x 9' 10" (3.63m x 3.00m)

Door out to the garden, window to rear aspect, radiator

Kitchen

11' 11" x 8' 4" (3.63m x 2.54m)

Inset stainless steel sink unit with left hand drainer with cupboard under, working surface to the side with a matching range of wall mounted units with further drawers and cupboards under, built in hob and extractor above, space for appliances, door to garden, windows to rear aspect, radiator,

First Floor Landing

Loft hatch, window to side aspect

Bedroom One

12' 10" x 10' 4" (3.91m x 3.15m)

Built in wardrobes, airing cupboard, window to front aspect, radiator

Bedroom Two

11' 2" x 9' 10" (3.40m x 3.00m)

Storage cupboard, window to rear aspect, two radiators

Bedroom Three

9' 2" x 7' 10" (2.79m x 2.39m)

Storage cupboard, window to front aspect, radiator

Bathroom

7' 3" x 4' 11" (2.21m x 1.50m)

Low level WC, hand wash basin, panelled bath with shower above, window to rear aspect, radiator

Seperate Wc

Low level WC, window to side aspect

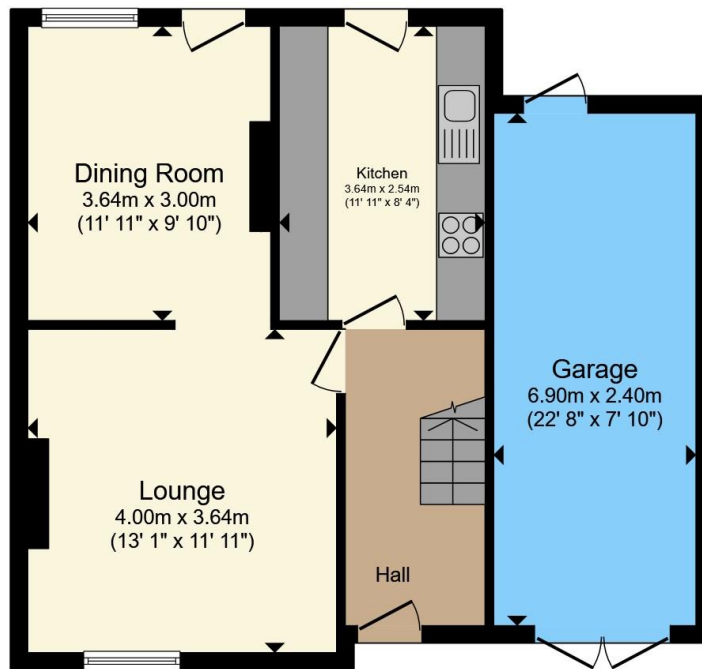
Agents Notes

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"

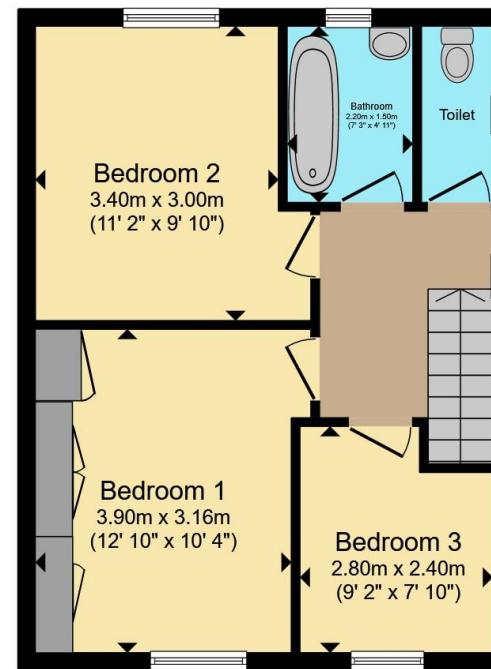








Ground Floor



First Floor

Total floor area 103.2 m² (1,111 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

Connells

To view this property please contact Connells on

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17 Great Square
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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BRT308823



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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