



The Ridgeway Braintree CM7 1ED

for sale guide price
£325,000



Property Description

Nestled in a quiet cul-de-sac is this three bedroom mid-terrace home which offers a harmonious blend of style and functionality, making it the perfect family home

As soon as you step inside, you are greeted by an entrance porch which leads directly to the modern kitchen. The home offers spacious living room that radiates warmth and comfort and a dining room offering ample space for relaxation and entertainment. Additionally to the ground floor there is a downstairs cloakroom and an extra reception room perfect for a study or extra bedroom.

The first floor benefits from three well appointed bedrooms and a family bathroom.

Externally this well presented home enjoys a private rear garden, which benefits from a summerhouse..Furthermore the property enjoys driveway parking for two vehicles.

Located in a sought after area, this home is close to Braintree Town Centre and Braintree Train Station which has links to London Liverpool Street, making it easy to access all the amenities the area has to offer. Furthermore 'Braintree Village' with a variety of shopping and leisure facilities are only a short distance away.

Additionally the house is within walking distance to reputable schools including 'John Ray Infant And Junior School' and 'Notley High School & Braintree Sixth Form' making it

a great choice for families with children.

Furthermore, the A131 and A120 are easily accessible providing excellent transport links to Chelmsford City and Stansted Airport.

Entrance Porch

Kitchen

11' 2" x 10' 6" (3.40m x 3.20m)

Inset stainless steel sink unit one and a half bowl with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, integrated double oven, hob and extractor fan, integrated fridge-freezer and dishwasher, space for washing machine, downlighters, radiator, double glazed window to the front aspect.

Snug

12' 6" x 7' 6" (3.81m x 2.29m)

Double glazed window to the front aspect.

Downstairs Cloakroom

Low level two in one WC, storage cupboard,

Dining Room

21' 3" x 11' 1" (6.48m x 3.38m)

Open access to the living room, stairs leading to the first floor, radiator, a range of fitted units.

Living Room

21' 3" x 11' 7" (6.48m x 3.53m)
Double glazed French doors to the rear aspect, radiator.

First Floor Landing

Bedroom One

14' 1" x 11' 10" (4.29m x 3.61m)
Double glazed window to the rear aspect, built in wardrobes, radiator.

Bedroom Two

14' 1" x 10' 4" (4.29m x 3.15m)
Double glazed window to the front aspect, fitted corner wardrobe, radiator.

Bedroom Three

9' 10" x 5' 11" (3.00m x 1.80m)
Double glazed window to the rear aspect, radiator.

Family Bathroom

Low level WC, circular sink unit with cupboards under, Jacuzzi bath with rain forest shower unit above, heated towel rail, double glazed window to the front aspect.

Rear Garden

Commences with patio and then the remainder is laid to grass. Summer house to remain. Rear access to garden

Agents Notes

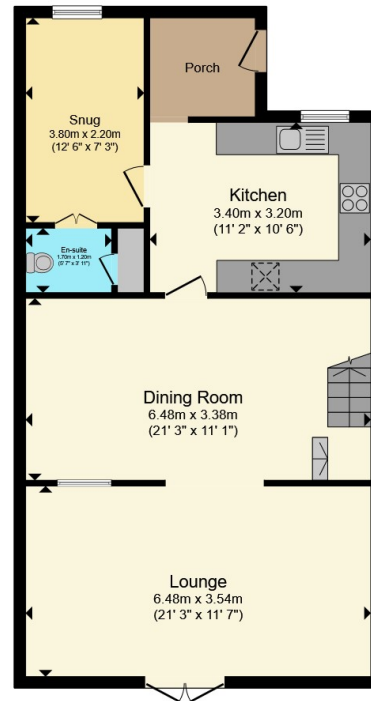
"Please be aware that we require ID and

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"

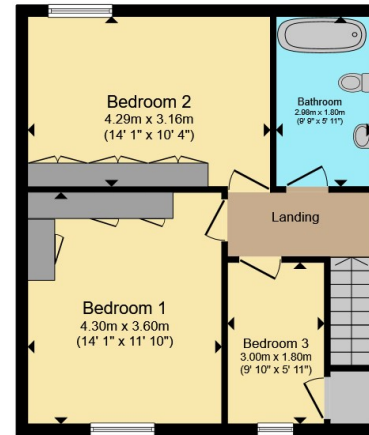








Ground Floor



First Floor

Total floor area 122.4 m² (1,318 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

T 01376 552 222
E braintree@connells.co.uk

17 Great Square
 BRAINTREE CM7 1TX

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BRT308768



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BRT308768 - 0005