



## 32 GODLINGS WAY, BRAINTREE CM7

GUIDE PRICE £325,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* POTENTIAL TO EXTEND STPP \*\*** Available with NO ONWARD CHAIN, this great sized semi-detached home offers huge potential for enlargement to both side and rear elevation. Benefitting from a generous garden with GARAGE, and a prime location within walking distance of the Town Centre and Braintree Station, as well as quick access to the A120, this property really has everything to offer. In need of light modernisation throughout, the property comes with gas central heating and UPVC double glazing, with flowing ground floor living space, and three first floor bedrooms. Viewing is simply a must in order to truly appreciate the potential on offer.



GROUND FLOOR

Entrance Hall

Carpet, under stairs storage, radiator, door leading to;

Lounge 14'11" by 11'9" (4.56 by 3.59)

Carpet flooring, window to front, back boiler, french doors to;

Kitchen/Diner 17'10" by 8'3" (5.46 by 2.52)

Window and door to rear aspect, wall and base level units, Dining Area

Conservatory 17'3" by 8'8" (5.26 by 2.65)

Timber framed, doors opening to rear garden

FIRST FLOOR

Landing

Window to side, doors to;

Bedroom One 12'7" by 10'9" (3.85 by 3.30)

Double glazed window to front, fitted wardrobe

Bedroom Two 11'10" by 10'7" (3.62 by 3.25)

Double glazed window to rear aspect

Bedroom Three 7'5" by 7'0" (2.27 by 2.15)

Double glazed window to front aspect

Bathroom

Bath with shower over, W/C, hand wash basin, obscure window to rear aspect

EXTERIOR

Rear Garden

Largely to lawn with established borders, side gate to front

Garage

Single Garage with door to front

Driveway

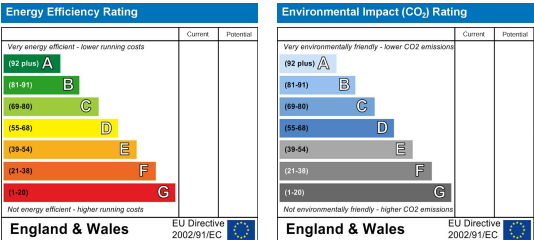
Parking comfortably accommodating two vehicles

Area Map



Floor Plans

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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