BRANOCS ESTATES



40 BECKERS GREEN ROAD, BRAINTREE CM7

OFFERS IN EXCESS OF £260,000

2 Bedrooms | 1 Bathrooms | 1 Receptions

** NO ONWARD CHAIN ** Situated within this quiet cul-de-sac is this beautifully presented TWO bedroom home, IDEAL for FIRST TIME BUYERS, benefitting from an easy maintenance rear garden and off road parking. Internally offering a spacious Lounge/Diner, separate kitchen & modern bathroom suite. The property has been beautifully maintained by the present vendor and makes for an ideal first time purchase or BUY TO LET investment.







Entrance Porch

Leading to;

Lounge/Diner 16'2" > 9'8" x 15'8" (4.93m > 2.97m x 4.78)

Laminate flooring, stairs to first floor, radiator, double glazed window to front, patio doors leading to rear garden.

Kitchen 6'9" x 9'1" (2.06 x 2.79)

Wall & base units with edged work surfaces, one & a half stainless steel sink with central mixer tap, integral oven, induction hob, spaces for fridge/ freezer, dishwasher & washing machine, double glazed window to rear, tiled flooring.

FIRST FLOOR

Landing

Carpet flooring, doors to;

Bedroom One 14'9" x 8'5" (4.5 x 2.59)

Carpet flooring, velux window, radiator.

Bedroom Two 10'11" x 6'9" (3.33 x 2.08)

Carpet flooring, velux window, radiator.

Bathroom

Tiled flooring, bath with shower over, WC, hand wash basin inset to vanity unit, velux window.

Rear of Property

Paved seating area, remainder laid to lawn, path leading to rear access gate, storage shed & parking area.

Parking

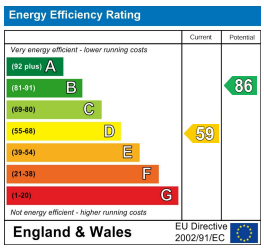
Parking space to the rear of the property.

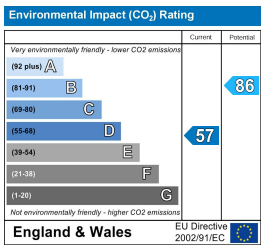
Area Map



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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