

12 BYNG GARDENS, BRAINTREE CM7

£1,500 PER MONTH

3 Bedrooms | 1 Bathrooms | 1 Receptions

** LET PRIOR TO MARKETING ** This well presented THREE Bedroom Family Home, offering a spacious Lounge/Diner, Modern Kitchen & Bathroom Suite, whilst externally offering a good sized rear garden, as well as off road parking and Single GARAGE.







Front of property

Driveway leading to garage, path to front door, rest of frontage laid to lawn.

Porch

Door leading to Dining Area

Dining Area 6'11" x 11'11" (2.12 x 3.65)

Double glazed window to front, radiator, smooth ceiling, wood effect vinyl flooring, opening leading to Kitchen

Lounge 16'11" x 10'11" (5.17 x 3.34)

Radiator, wood effect vinyl flooring, TV point, phone point, smooth ceiling, patio doors to rear, stairs rising to first floor

Kitchen 10'5" x 6'9" (3.19 x 2.06)

Range of matching base and wall units, integrated oven and electric hob, extractor hood, stainless sink with mixer tap, integrated slimline dishwasher, space for washing machine and fridge freezer, smooth ceiling with inset down lights, under counter lighting, wood effect vinyl flooring, window and door to rear

FIRST FLOOR

Landing

Radiator, carpet flooring, smooth ceiling, loft access

Bedroom One 12'10" x 10'9" (3.92 x 3.30)

Carpet flooring, Radiator, phone point, TV point, double glazed window to front, smooth ceiling

Bedroom Two 10'8" x 10'3" (3.26 x 3.13)

Carpet flooring, Radiator, smooth ceiling to front, double glazed window to rear

Bedroom Three 7'3" x 6'10" (2.21 x 2.10)

Carpet flooring, Radiator, smooth ceiling, double glazed window to front, large cupboard over stair recess

Bathroom

Low level WC, pedestal hand wash basin with mixer tap, bath with shower over, shower screen, chrome towel radiator, 2 x obscure double glazed windows to rear.

Rear Garden

patio area leading to grass area, patio area to rear of garden, back gate access to rear, outside tap

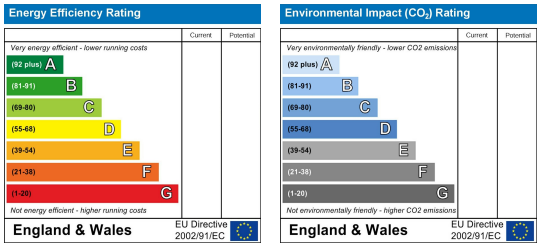
Garage

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.

Phone: 01376 386555

Email: info@branocsestates.co.uk

Website: www.branocsestates.co.uk

Phoenix House 5 New Street

Braintree

Essex

CM7 1ER