



## 7 GLEBE AVENUE, BRAINTREE CM7

OFFERS IN EXCESS OF £190,000

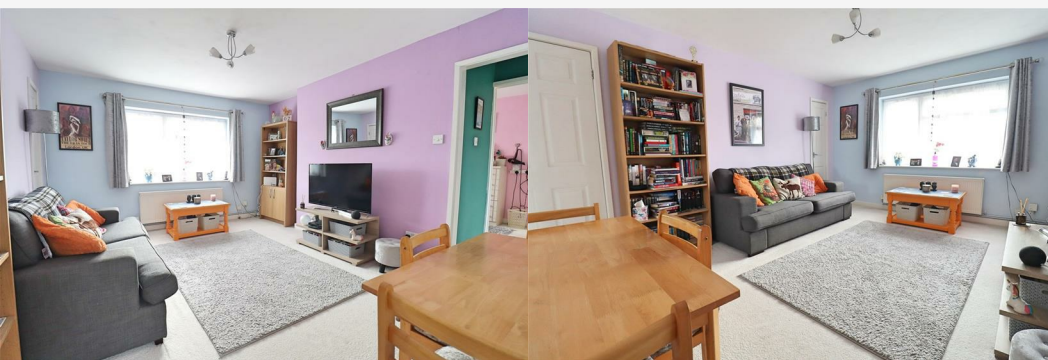
### 2 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* IDEAL FIRST TIME PURCHASE \*\*** Situated within the ever-popular GLEBE AVENUE area of Braintree, this WELL-PRESENTED two bedroom MAISONETTE offers the perfect blend of COMFORT and CONVENIENCE, making it an excellent choice for FIRST TIME BUYERS or those seeking a LOW-MAINTENANCE home in a quiet, yet well-connected location.

Internally the property boasts a spacious and LIGHT-FILLED lounge/diner, with a WELL-EQUIPPED kitchen ideal for modern day living. Offering TWO GENEROUS BEDROOMS with ample space for wardrobes and storage, together with a MODERN BATHROOM suite, this home is ready for its next proud owner to move straight in.

Externally the property benefits from its OWN PRIVATE GARDEN, a rare find for maisonettes, providing the perfect outdoor space for relaxing, entertaining, or even a spot of gardening.

Positioned within easy reach of LOCAL AMENITIES including shops, schools and open parks, this charming home also benefits from excellent TRANSPORT LINKS to nearby towns and rail services into London, making it perfect





Entrance Hall

Stairs rising to first floor, window to side, radiator, door to;

Lounge 15’6” x 11’11” (4.73 x 3.65)

Carpet flooring, double glazed window to front, storage cupboard, radiator.

Kitchen 10’11” x 10’1” (3.34 x 3.09)

Tiled flooring, wall & base units, stainless steel sink, integral oven & electric hob with extractor over, spaces for fridge/freezer & washing machine, double glazed windows to back and side, radiator.

Bedroom One 14’7” x 9’11” (4.46 x 3.04)

Carpet flooring, double glazed window to front, built in wardrobe, radiator.

Bedroom Two 9’4” x 8’0” (2.85 x 2.45)

Carpet flooring, double glazed window to rear, radiator.

Shower Room

Vinyl flooring, corner shower enclosure, wash hand basin inset to vanity unit, WC, heated towel rail, obscure double glazed window to side, extractor fan, inset spotlights.

Garden

Access via gated walkway, paved patio area with remainder laid to lawn, shed to remain

NOTES

This property is being sold LEASEHOLD. We are advised the lease has 102 years remaining, and the Ground Rent & Service Charge are £54.52 per month.

Area Map

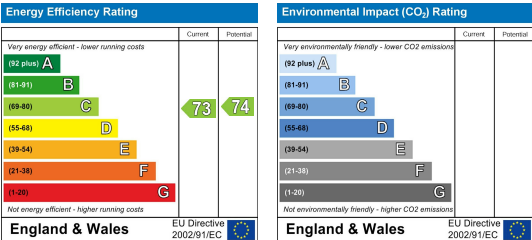


Floor Plans



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This floor plan is not to scale and is for illustrative purposes only.  
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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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